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NEIGHBORHOOD ANALYSIS

APEX, NORTH CAROLINA

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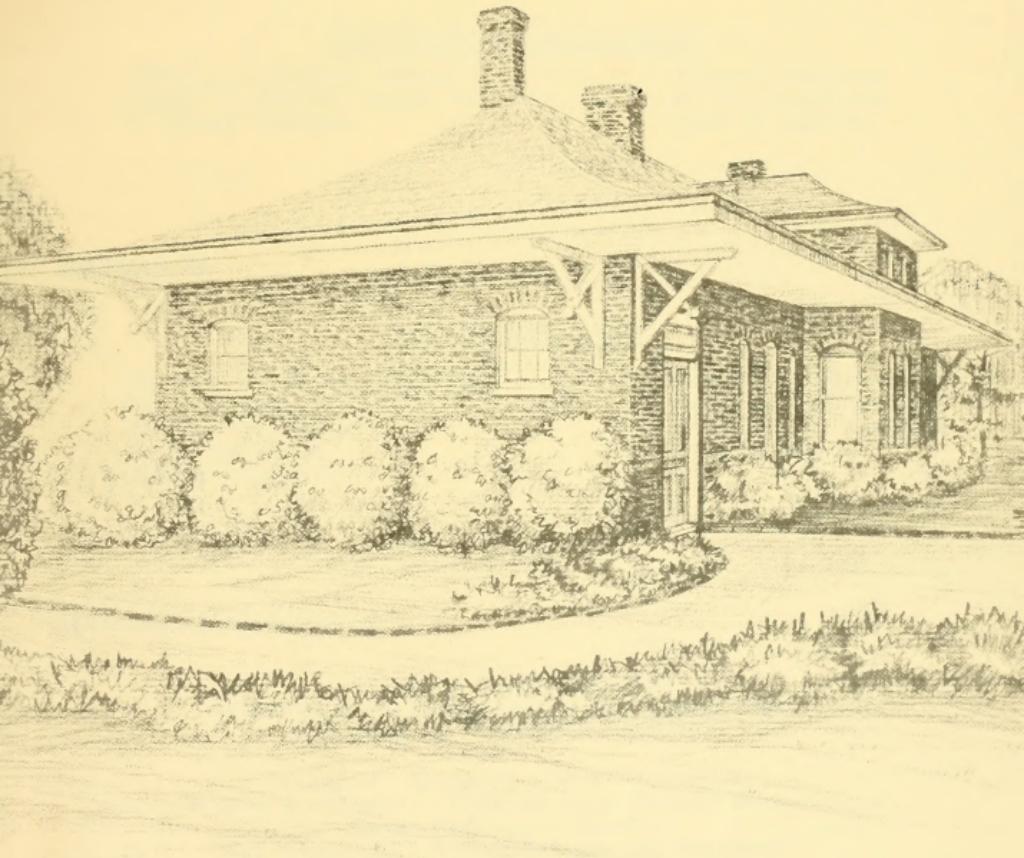
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ABSTRACT: The Apex Neighborhood Analysis examines blighting conditions as they are found throughout the Town of Apex and its one mile planning area. The town has been delineated into neighborhoods for the purpose of making comparisons of living conditions in the various neighborhoods. Such indices of blight as housing conditions, inadequate neighborhood facilities, and social problems were examined in order to locate those neighborhoods suffering from blighted conditions. These indices of blight were analyzed by neighborhood. Recommendations were made in the report to improve physical and social conditions in the blighted neighborhoods.



NEIGHBORHOOD ANALYSIS

APEX, NORTH CAROLINA



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NORTH CAROLINA

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INTRODUCTION

The purpose of the neighborhood analysis is to locate, analyze and make recommendations to eliminate blight in the Apex Planning Area. In order to fully understand the statement above, it is necessary to understand what is meant by "blight".

The word "blight" is defined by dictionaries as something which impairs, destroys, or deteriorates. As this definition relates to blight in a town or a city, blight is that which impairs, destroys or deteriorates the physical structure of the community.

Even this definition of blight leaves much to be desired in trying to understand what blight is and how it relates to Apex. Perhaps the best way to understand blight is to mention some of the factors associated with it. Substandard housing, inadequate public facilities, high crime rates, health problems, and a lack of community involvement are some of the major ones.

Returning briefly to the initial statement describing the purpose of the neighborhood analysis, one aspect of the study is to locate blight in the community. In doing this, blight has been found most often in well defined neighborhoods or sections of town. In locating these blighted areas, the neighborhood analysis is pointing out the sections of town which need attention in controlling and eliminating blight. The reason for analysis of blight is to determine the specific causes of blighting conditions in an attempt to eliminate them. The final purpose of the neighborhood analysis is to recommend programs to eliminate blighted areas from the community.

Uses of the Neighborhood Analysis

The most important use of the neighborhood analysis is to bring existing blighted conditions to the attention of the planning board, the governing body and the community. Only through

an awareness of the problems of blight can there be a basis for action to eliminate it. A second use of the study is to provide a course of action which will, if implemented, help control and eliminate blight from Apex and its fringe areas. Finally, the study is a part of Apex's Comprehensive Plan and is required by the Department of Housing and Urban Affairs for the approval of the town's workable program. It is necessary to meet the requirements of the workable program to qualify for additional public housing and other federal programs.

Causes of Blight

The causes of blight, as will be seen in this study, are numerous and interrelated. Some of the factors often found to cause blight are listed below.

1. Incompatible land uses, such as a mixture of residential, industrial, and commercial uses.
2. Inadequate community facilities, such as the absence of sidewalks, curbs, gutters, fire hydrants or substandard streets, water, and sewerage systems.
3. Poor lot plotting caused by the absence of subdivision regulations when the land was developed.
4. Absentee ownership of property.
5. Absence of a Minimum Housing Ordinance, Building Code, and Zoning Ordinance or lack of proper enforcement of these codes and ordinances.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of family income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

Delineation of Neighborhoods

The neighborhood analysis, as its title implies, focuses on individual neighborhoods in the town and in the planning area. Throughout the report, comparisons of the indices of blight have been made among these neighborhoods. This allows the report to focus on and make recommendations for specific areas affected by blighting conditions.

In order to give consideration to specific sections of town, neighborhood boundaries were drawn at the beginning of the study. Areas delineated as neighborhoods were selected on the basis of social, geographic, and economic conditions. Boundaries were drawn where possible to coincide with natural neighborhood boundaries such as major streets, railroads, or other barriers.

The Town of Apex was divided into five neighborhoods including the central business district. The fringe area was divided into three additional neighborhoods. The map on the following page indicates the location and boundary of each neighborhood.

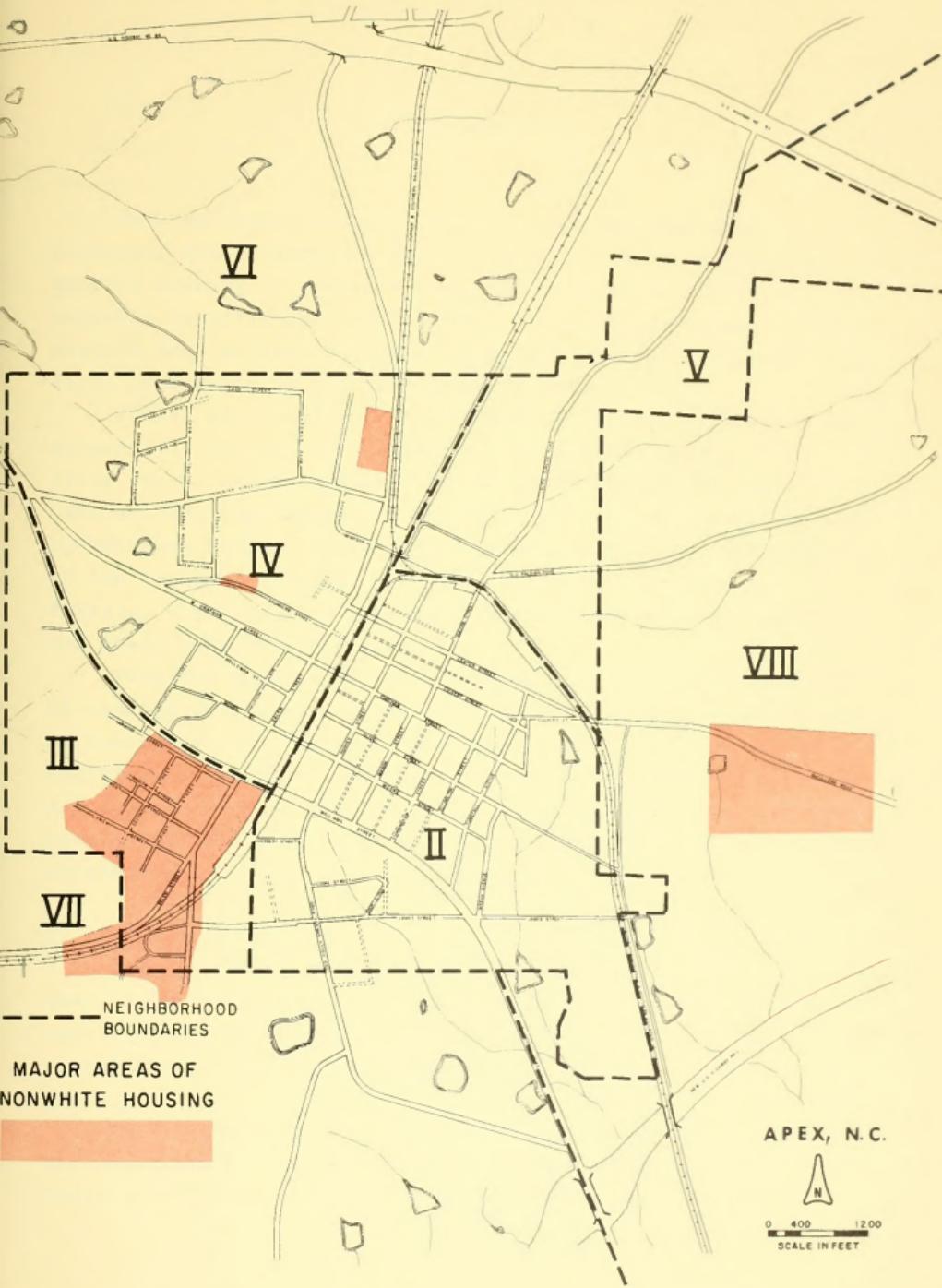
Population Distribution

The total population of Apex is estimated to be 1,668 persons. The estimate was derived from a dwelling unit count made during the 1968 External Housing Appearance Survey. This is an increase of 300 people over the 1960 census. There are an estimated 2,351 persons living in the Apex Planning Area.¹

The most populous of the town neighborhoods is Neighborhood II with 858 people. The least populous is Neighborhood V with only 87 people. Neighborhood V would not have been considered a separate neighborhood had it not been a newly annexed area and

¹ The Apex Planning Area includes the Town of Apex and the rural land one mile in all directions from Apex except toward Cary. Northward toward Cary the Apex and Cary Planning Area overlap and the two towns have mutually adopted a boundary line dividing the overlapping area approximately in half.

Apex Planning Area are areas of nonwhite population, the results also indicate that not all blight is found in nonwhite areas or that all nonwhite areas are blighted.



HOUSING CONDITIONS

Housing conditions are the best indicator available to determine the presence or absence of blight in a neighborhood. Whether housing is sound or unsound reflects the social and economic condition of the residents of a neighborhood. In this report, four methods are used to present the following evaluations of housing in the Apex Planning Area.

First, the results of the 1960 U. S. Census of Housing are presented. Second, the results of an external housing conditions survey are presented. Third, using the results of the external housing conditions survey, a 20 percent survey was made of internal housing conditions in blighted housing. The results of the internal housing conditions survey are presented. Finally, a survey of new housing in the planning area was made and these results are presented.

From the results of these four housing surveys, a summary of housing in the entire planning area and in each neighborhood is presented. The factors discussed in later sections of this report on environment conditions and social conditions reveal and explain many of the characteristics of blight, but housing conditions remain the most substantial evidence of blight in a neighborhood.

U. S. Census of Housing

Information from the U. S. Census Survey of Housing provides detailed data for the Town of Apex regarding: number of housing units; number of standard, deteriorating, and dilapidated units; vacant units; plumbing conditions; and occupancy by owner or renter.

The census data is not broken down by neighborhoods and is not available for the fringe areas outside Apex. However, it is possible to obtain a general view of housing in Apex and to

compare data in the 1960 census with that of the 1950 census. Table 1 below provides a breakdown of housing information as compiled by the 1960 U. S. Census of Housing.

TABLE 1

U. S. CENSUS SURVEY OF HOUSING

	<u>1950 Census of Housing</u>	<u>1960 Census of Housing</u>	<u>Percent Change</u>
Total Dwelling Units in Apex	315	467	48.3%

HOUSING CHARACTERISTICS FOR APEX, 1960

	<u>Total</u>	<u>Percent of Total Housing Units</u>
All housing units	467	--
Owner occupied	279	59.7%
Renter occupied	155	33.2%
Vacant	33	7.1%
<u>Sound</u>		64.9%
With all plumbing	303	
Lacking only hot water	279	
Lacking other plumbing	24	
<u>Deteriorating</u>		19.9%
With all plumbing	93	
Lacking only hot water	51	
Lacking other plumbing	42	
<u>Dilapidated</u>		15.2%

Source: U. S. Census Survey of Housing, 1950 and 1960.

Division of Community Planning External Housing Conditions Survey

The Division of Community Planning External Housing Conditions Survey was made during the summer of 1968. This survey

differs from the U. S. Census survey in that the Division of Community Planning survey included the entire planning area rather than just the town. Also, internal conditions were not considered in the Division of Community Planning survey. The Division of Community Planning survey considered every house in the planning area whereas the U. S. Census only sampled 20 percent of the houses in town. In addition, criteria for judging housing conditions were not the same in both surveys. The following guidelines were used in rating houses in the Division of Community Planning survey.

Guidelines for Grading Houses

1. Sound Housing is that which has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps, and small cracks in walls.
2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over a small area of wall, foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition, it endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects; or a combination of minor defects so critical or widespread that the structure should be extensively repaired, rebuilt, or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of the

foundation, walls, or roof, and extensive damage by storm, fire, or flood; sagging roof or foundations. Such structures, in order to meet minimum standards, would require drastic restoration that would be economically unfeasible and, therefore, they should be demolished.

The results of the external housing conditions survey are tabulated in Table 2. From this table it is evident that housing conditions in Neighborhood III are worse than in the other town neighborhoods. Housing conditions in fringe area Neighborhoods VII and VIII compare similarly with those in Neighborhood III. Approximately 70 percent of the housing in these three neighborhoods is either deteriorating or dilapidated. The Housing Conditions Map following Table 2 indicates the location of standard and substandard housing in the planning area.

The results of the external housing conditions survey suggest that housing conditions in the Apex area are worse today than they were when the census survey was made. However, it must be considered that the two surveys did not use precisely the same criteria for grading housing and the external survey of housing was made for the entire planning area whereas the Census of Housing survey included only the town. By eliminating the fringe area neighborhoods from the external housing conditions survey, it may be compared with the Census of Housing survey. When this comparison is made, the results of the two surveys are remarkably similar. Both surveys indicate that slightly over one-third of the housing in Apex is substandard (deteriorating or dilapidated). Comparison of the in-town sections of the external housing conditions survey with the census survey calls attention to the fact that housing conditions in the fringe areas are much worse than those in town. In the fringe areas well over half (55.8 percent) of all dwellings were substandard.

TABLE 2

Neighborhood	Sound		Deteriorated		Dilapidated		Trailers		Total Dwellings
	No.	%	No.	%	No.	%	No.	%	
<u>Town I (Central Business District - No Dwellings)</u>									
II	178	54.5	53	19.2	15	5.4	30	10.9	276
III	26	32.1	19	23.5	36	44.4	--	--	81
IV	105	67.3	31	19.9	20	12.8	--	--	156
V	<u>27</u>	<u>77.2</u>	<u>4</u>	<u>11.4</u>	<u>4</u>	<u>11.4</u>	--	--	<u>35</u>
<u>Subtotal</u>	<u>336</u>	<u>61.3</u>	<u>107</u>	<u>19.5</u>	<u>75</u>	<u>13.7</u>	<u>30</u>	<u>5.5</u>	<u>548</u>
<u>Fringe</u>									
VI	61	60.4	23	20.8	12	11.9	7	6.9	103
VII	11	19.3	17	29.8	27	47.4	2	3.5	57
VIII	<u>19</u>	<u>26.8</u>	<u>15</u>	<u>21.1</u>	<u>35</u>	<u>49.3</u>	<u>2</u>	<u>2.8</u>	<u>71</u>
<u>Subtotal</u>	<u>91</u>	<u>39.4</u>	<u>55</u>	<u>23.8</u>	<u>74</u>	<u>32.0</u>	<u>11</u>	<u>4.8</u>	<u>231</u>
<u>TOTAL</u>	<u>497</u>	<u>54.8</u>	<u>162</u>	<u>20.8</u>	<u>149</u>	<u>19.1</u>	<u>41</u>	<u>5.3</u>	<u>779</u>

Internal Housing Conditions Survey

After completion of the external housing conditions survey, a survey of internal housing conditions was made of blighted dwellings. At least twenty percent of all substandard dwellings in each neighborhood were visited during this survey with the exception of Neighborhoods I and V where the number of substandard dwellings was too small to be meaningful. A total of 84 interviews, or 27 percent of all substandard dwellings, were made during the survey. The questions used during the survey concerned both the interior physical conditions of the houses and social characteristics of the residents. In this section, only the results of the physical condition of the houses will be reported. Results of other aspects of the questionnaire will be discussed in a later section of the report.

The results of these interviews are tabulated in Table 3.

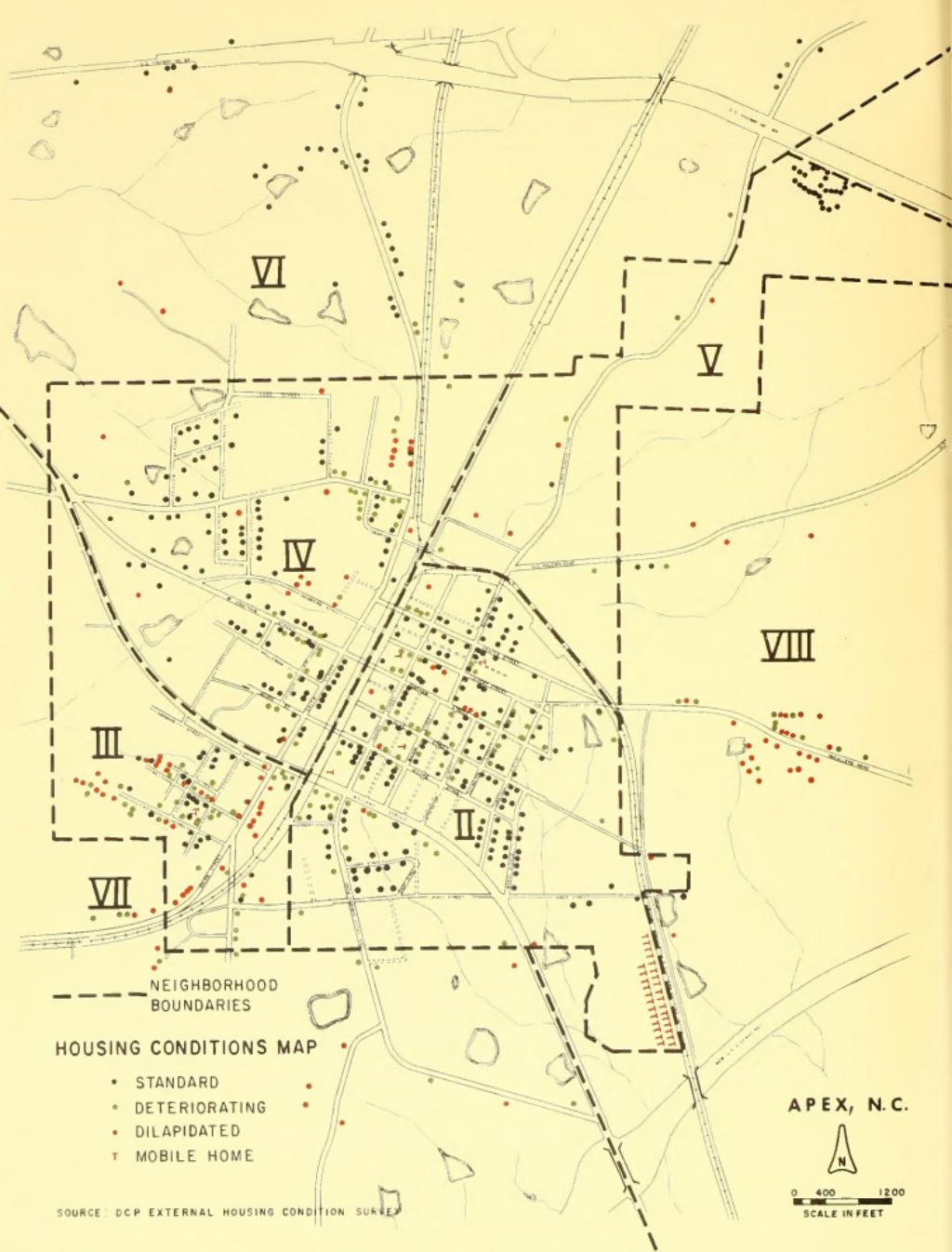


TABLE 3
INTERNAL HOUSING CONDITIONS IN BLIGHTED HOUSES

Neighborhoods*	II		III		IV		VI		VII		VIII		All	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
No. of Rooms														
2	0	--	2	6.7	0	--	0	--	0	--	0	--	2	2.4
3	5	38.5	3	10.0	1	10.0	1	14.3	2	22.2	2	13.3	14	16.6
4 or more	8	61.5	25	83.3	9	90.0	6	85.7	7	77.8	13	86.7	68	81.0
Running Water														
Hot and cold	8	61.5	10	33.3	8	80.0	5	71.4	3	33.3	1	6.6	35	41.7
Only cold inside	5	38.5	9	30.0	1	10.0	2	28.6	1	11.1	4	26.7	22	27.2
On property, not inside	0	--	3	10.0	0	--	0	--	0	--	0	--	3	3.6
None	0	--	8	26.7	1	10.0	0	--	5	55.6	10	66.7	24	28.6
Flush Toilet														
Yes	13	100.0	16	53.3	9	90.0	5	71.4	2	22.2	3	20.0	48	57.1
No	0	--	14	46.7	1	10.0	2	28.6	7	77.8	12	80.0	36	42.9
Bath or Shower														
Yes	11	84.6	15	50.0	9	90.0	5	71.4	2	22.2	2	13.3	44	52.4
No	2	15.4	15	50.0	1	10.0	2	28.6	7	77.8	13	86.7	40	47.6
Water Source														
Town system	13	100.0	22	73.3	9	90.0	1	14.3	1	11.1	0	--	46	54.8
Individual well or other	0	--	8	26.7	1	10.0	6	85.7	8	88.9	15	100.0	38	45.2
Sewage Disposal														
Public sewer	13	100.0	13	43.3	6	60.0	0	--	0	--	0	--	32	38.1
Septic tank	0	--	14	13.3	3	30.0	5	71.4	3	33.3	3	20.0	18	21.4
Privy	0	--	11	36.7	1	10.0	2	28.6	6	66.7	12	80.0	32	38.1
Other	0	--	2	6.7	0	--	0	--	0	--	0	--	2	2.4

* Neighborhoods I and V had too few blighted residences to warrant survey.

New Housing Starts

Construction of new housing in a neighborhood often indicates builders and home buyers do not think blighting factors are great or are likely to develop. For this reason new houses built in Apex between 1965 and the present have been located by neighborhoods on the New Housing Starts Map. An examination of the map reveals that Neighborhood II and V have received most of the new home construction in the past three years. The Building Inspector, who keeps records of new housing, expressed the belief that if records were available for five or six years rather than only three years, Neighborhood IV would show a much greater amount of new construction. This belief is confirmed by the apparent age of housing observed in the neighborhood during the external housing conditions survey.

Examination of building permits for new houses and the external housing conditions survey indicated that Neighborhood III is the major area in Apex which has not attracted new residential construction in recent years. Housing conditions in Neighborhood III are markedly inferior to those in other neighborhoods in town. It is apparent that poor housing conditions are a primary cause for the lack of new construction here.

Summary of Apex Housing Conditions

The results of the various surveys and information gathered on Apex housing indicates several trends. One of the most important trends is that total housing units in Apex are increasing. The U. S. Census of Housing showed 315 units in 1950, 476 units in 1960, and the total number counted in 1968 was 548. At the same time, housing conditions in Apex are not improving. The U. S. Census of Housing in Apex found that 35.1 percent of all housing in 1960 was substandard. The external housing conditions survey in 1968 found that 38.7 percent of all Apex housing was substandard. Thus, although new homes are being built at a rapid rate, older homes are not being properly maintained and are deteriorating as rapidly as new houses are being built.

The second major fact indicated by the surveys is that while 38.7 percent of all Apex housing is substandard, a much greater percentage (60.6 percent) of all housing in the rural fringe area is substandard.

The final major conclusion of the housing survey is that conditions of housing in different neighborhoods vary considerably. This is not to say that all housing in any neighborhood is either standard or substandard. However, the percentage of standard and substandard housing does vary considerably from neighborhood to neighborhood. For example, in Neighborhood III only 32.1 percent of all housing is in sound condition while the percent of sound housing in Neighborhoods II, IV, and V is 54.5 percent, 67.3 percent, and 72.2 percent, respectively. In Neighborhood VI in the fringe area 60.4 percent of all housing is in sound condition. At the same time only 19.3 percent of housing in fringe area Neighborhood VII is in sound condition. From these examples it is seen that most substandard housing in the planning area is concentrated in several neighborhoods.

Through the internal housing conditions survey it was determined that most substandard housing in Apex Neighborhoods II and IV had plumbing facilities. In Neighborhood III, however, over one third of the substandard homes surveyed did not have running water in the house. Approximately one half of the substandard houses in this neighborhood had no bathrooms and toilet facilities. Fifty-six point six percent of substandard housing in Neighborhood III surveyed have no public sewer and over one fourth have no municipal water.

In the fringe area neighborhoods even fewer substandard homes have indoor toilet facilities or running water. Well over one half the substandard dwellings surveyed in fringe area Neighborhoods VII and VIII had no running water.

In conclusion, it should be noted that the largest concentration of substandard dwellings in town is found in Neighborhood III and in the fringe area, Neighborhoods VII and VIII.

Understandably the New Housing Starts Map shows that few new houses have been built recently in these three neighborhoods.

CHARACTERISTICS OF RESIDENTS OF SUBSTANDARD HOUSING

In this section the characteristics of residents of substandard dwellings will be discussed. Much of this information was collected through house-to-house interviews. Information on Neighborhood I (CBD) and V is omitted because there are so few substandard dwellings in these neighborhoods.

Occupancy

Approximately 60 percent of all substandard dwellings in the Apex Planning Area are renter occupied and 40 percent owner occupied. This is basically the reverse of the situation found in the 1960 Census of Housing for all houses in Apex. The 1960 Census of Housing showed that 59.7 percent of all Apex homes were owner occupied. The remainder were either vacant or renter occupied. This would indicate that substandard housing is often owned by persons other than the occupant. The table below shows occupancy of substandard housing by neighborhoods.

OCCUPANCY OF SUBSTANDARD HOUSING

Neighborhood	II	III	IV	VI	VII	VIII	All
Owner occupied							
No.	6	10	6	1	3	6	32
%	46%	33%	60%	14%	33%	40%	38%
Renter occupied							
No.	7	20	4	6	6	9	52
%	54%	67%	40%	86%	66%	60%	62%

Race

The Apex Population and Economy study estimated that in 1963 69 percent of the town's population was white and 31 percent was nonwhite. From the interviews with residents of

substandard dwellings in Apex it was found that 73.6 percent of residents of substandard dwellings are nonwhite and in the planning area 76.2 percent of the residents of substandard dwellings are nonwhite. This would indicate that most of the substandard housing in the planning area is occupied by nonwhites.

The table below indicates the percentages of substandard housing in each neighborhood occupied by whites and nonwhites.

RACE OF RESIDENTS OF SUBSTANDARD HOUSING

<u>Neighborhood</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>All</u>
White	61%	0%	60%	86%	0%	0%	24%
Nonwhite	39%	100%	40%	14%	100%	100%	76%

Family Income

Since family income relates directly to the family's ability to afford safe, sound, and decent housing, it is expected that families living in substandard housing have low incomes. House-to-house interviews with families in substandard housing reveal that this is the case. Fifty-three percent of families interviewed had incomes less than \$5,000. Forty percent of those families had incomes of less than \$3,000.

Considering family incomes by neighborhoods, the neighborhoods with the lowest family incomes also have the worst housing conditions. In Neighborhood III, 87 percent of families in substandard housing had family incomes of less than \$5,000; Neighborhood VII, 89 percent; Neighborhood VIII, 80 percent.

The table on the following page gives family income of families living in substandard housing by percentages in each neighborhood.

FAMILY INCOME BY NEIGHBORHOOD
FOR RESIDENTS OF SUBSTANDARD HOUSING

<u>Neighborhood</u> <u>(No response)</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>All</u>
Under \$2,000	23%	30%	--	--	--	33%	20%
\$2,000-2,999	15%	30%	20%	29%	22%	--	20%
\$3,000-4,999	8%	27%	50%	29%	67%	40%	34%
\$5,000-6,999	23%	10%	20%	13%	--	13%	13%
\$7,000-7,999	23%	3%	--	--	--	7%	6%
\$8,000 and over	8%	--	--	29%	11%	--	5%

Monthly Rent

Monthly rent is included under characteristics of families living in substandard housing in order to determine the quality of housing these families can afford. The figure used in the survey included actual rent plus utilities such as electricity, gas, water, and heating. The actual cost of adequate housing and utilities per month is a sum which certainly varies according to the individual situation. However, it is difficult to visualize safe, sound, and decent housing plus utilities costing less than \$50 per month. Yet 68 percent of families in the substandard dwellings surveyed pay less than \$50 per month for rent and utilities.

MONTHLY RENT
FOR RESIDENTS OF SUBSTANDARD HOUSING
(Including Electricity, Gas, Water, and Heating)

Neighborhood	II		III		IV		VI		VII		VIII		All	
	%	No.	%	No.	%	No.								
Under \$20	29	2	---	---	---	---	---	---	---	14	1	6	3	
\$20-29	14	1	16	3	---	---	---	---	17	1	14	1	12	6
\$30-39	14	1	37	7	---	---	29	2	50	3	29	2	30	15
\$40-49	14	1	16	3	25	1	---	---	33	2	43	3	20	10
\$50-59	---	---	10	2	25	1	14	1	---	---	---	---	8	4
\$60-69	14	1	5	1	---	---	14	1	---	---	---	---	6	3
\$70-79	14	1	10	2	---	---	29	2	---	---	---	---	10	5
\$80-89	---	---	5	1	25	1	---	---	---	---	---	---	4	2
Over \$90	---	---	---	---	25	1	14	1	---	---	---	---	4	2

Education

Educational attainment today is closely associated with the ability to lead useful and productive lives in society. The survey of internal housing conditions attempted to determine the level of education for the head of households of families living in substandard housing. This survey showed that in substandard housing in Apex, nine out of ten heads of households had not finished high school.

The table on the following page indicates education by head of households for Apex neighborhoods.

EDUCATION OF HEAD OF HOUSEHOLD
FOR RESIDENTS OF SUBSTANDARD HOUSING

<u>Neighborhoods</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>All</u>
None	8%	10%	10%	--	11%	20%	11%
Less than 7th grade	23%	20%	20%	43%	56%	33%	28%
7-9th grade	31%	24%	20%	14%	--	33%	23%
10-12th grade	23%	23%	20%	29%	33%	7%	21%
High school graduate	15%	17%	10%	14%	--	--	11%
Some college	--	3%	20%	--	--	7%	5%
College graduate	--	3%	--	--	--	--	1%

Family Size

The average family size of those interviewed during the internal housing conditions survey was four persons per household. For all dwelling units in Apex the average population per house was 3.12 persons in 1960. This would in itself indicate that residents of substandard dwellings have larger families. Merely considering the mathematical average, however, does not indicate the real proportion of the problem.

Examination of age breakdowns of persons living in substandard housing reveals a different picture. Forty-three percent of the population living in substandard houses are under 25 years of age. Nineteen percent are over 55 years of age. Thus, to a large extent substandard dwellings are occupied by one or two elderly people or by families larger than four members.

The chart below gives the age breakdown of residents of substandard dwellings by percentage and by neighborhoods.

AGE BREAKDOWN OF RESIDENTS OF SUBSTANDARD DWELLINGS

<u>Neighborhoods</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>	<u>All</u>
Under 5	2%	20%	--	18%	11%	27%	17%
5-14	22%	18%	28%	29%	11%	15%	20%
15-24	17%	15%	10%	16%	25%	22%	17%
25-34	15%	10%	7%	21%	19%	9%	12%
35-44	8%	10%	14%	2%	--	2%	6%
45-54	22%	6%	10%	--	13%	7%	9%
55-64	12%	15%	17%	5%	13%	13%	13%
65 and over	2%	6%	14%	9%	8%	5%	6%
No. of people surveyed	41	121	29	44	37	67	339

ENVIRONMENTAL CONDITIONS

Environmental conditions affecting a neighborhood determine to a large extent the quality of life in the neighborhood. For example, a good transportation system means that pedestrian and vehicular movement in and through the neighborhood will be more convenient. Conversely, an inadequate system of streets and sidewalks will lead to traffic congestion, noise, and frustration in the daily movements of neighborhood residents.

Street conditions are an example of the many physical environmental conditions which can affect affirmatively, or adversely, the lives of people in a neighborhood. In this section of the neighborhood analysis, the following physical environmental conditions are individually described as they relate to blighted conditions in Apex neighborhoods.

1. Heavy traffic volumes.
2. Unpaved streets.
3. Vehicle and pedestrian accidents.
4. Mixed land uses.
5. Small lots.
6. Recreation and school facilities.

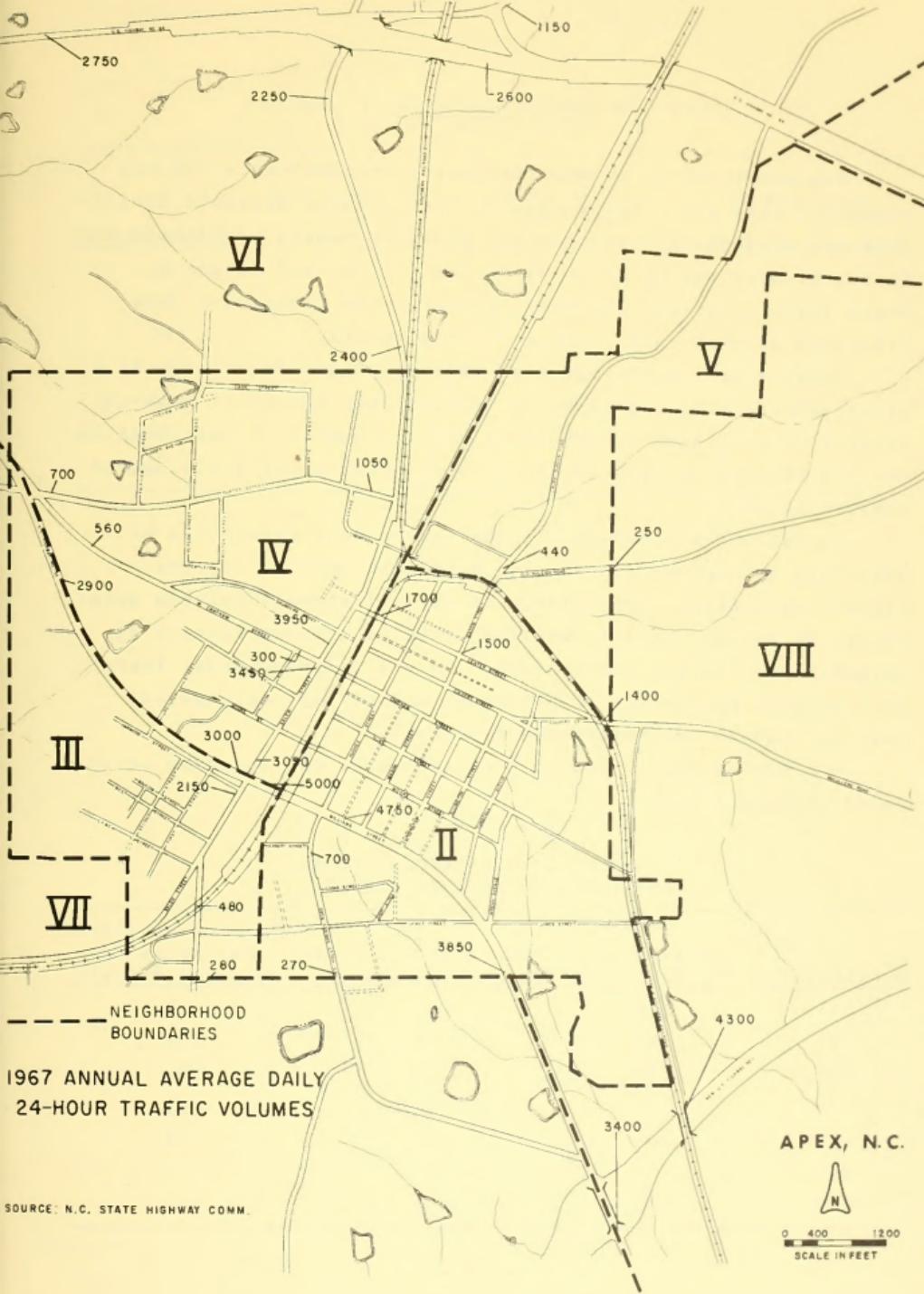
HEAVY TRAFFIC VOLUMES

Heavy traffic volumes create a blighting influence on residential neighborhoods. Heavy traffic, noise, and congestion are often causes of vehicular and pedestrian accidents which will be discussed in a later section. Highway oriented businesses and other commercial activities are also attracted to areas of heavy vehicular traffic. Therefore, when heavy traffic carrying streets and highways are found in residential neighborhoods, conflicting land uses are likely to result.

In Apex, the principal traffic carrying streets are Williams Street and Salem Street. Because of their location relative to these streets Neighborhoods II, III, and IV are most affected by heavy traffic.

One of the most detrimental effects of heavy vehicular traffic is resulting conflict between pedestrians and automobiles. Sidewalks for pedestrians are a principal means of separating pedestrian and vehicular traffic. For the most part, separate sidewalks for pedestrians have not been provided in Apex neighborhoods along the principal traffic carrying streets.

The map on the following page indicates traffic volumes on streets in Apex and the planning area.



UNPAVED STREETS

The condition of public facilities can influence the way residents feel about their neighborhood. Where adequate facilities are available, residents and property owners are likely to have a greater degree of pride in their homes and property. Where there is pride, residents and property owners are more likely to maintain and improve their property.

Streets are one of the most obvious public facilities in a neighborhood. The charts below indicate the amount of unpaved streets in each Apex neighborhood and the number of dwellings on unpaved streets as well as the percentage of sound dwellings on unpaved streets.

In Apex, Neighborhood III has the highest percentage of dwellings on unpaved streets and Neighborhood VIII has the highest percentage of dwellings on unpaved streets outside Apex. Almost 95 percent of all dwelling units on unpaved streets in Neighborhood III are substandard. In all neighborhoods, there is a greater percentage of substandard dwellings on unpaved streets than in the neighborhood overall.

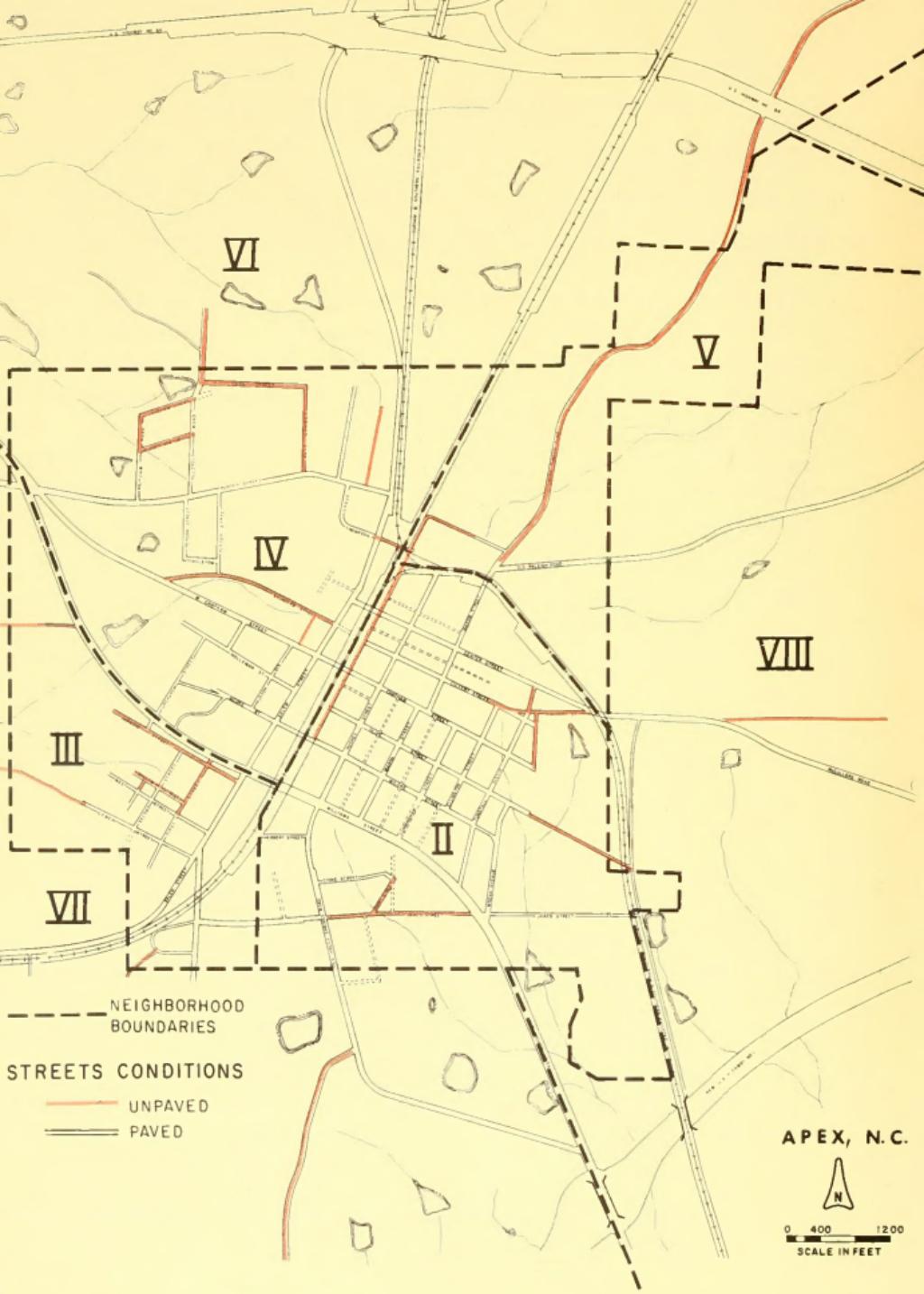
The map on the following page indicates the location of unpaved streets in Apex.

PERCENT OF ALL NEIGHBORHOOD
DWELLINGS ON UNPAVED STREETS

Neighborhood	Total Number Of Dwellings	Number of Dwellings On Unpaved Streets	Percent of Total Dwellings On Unpaved Streets
II	276	7	3%
III	81	18	22%
IV	156	29	19%
V	35	7	20%
VI	103	8	8%
VII	57	14	25%
VIII	71	21	30%

PERCENT OF DWELLINGS ON UNPAVED STREETS
IN SUBSTANDARD CONDITION

<u>Neighborhood</u>	Total Dwellings On Unpaved Streets	Number of Substandard Dwellings On Unpaved Streets	Percent of Substandard Dwellings On Unpaved Streets
II	7	4	57%
III	18	17	94%
IV	29	16	55%
V	7	6	86%
VI	8	2	25%
VII	14	10	71%
VIII	21	14	67%



VEHICLE AND PEDESTRIAN ACCIDENTS

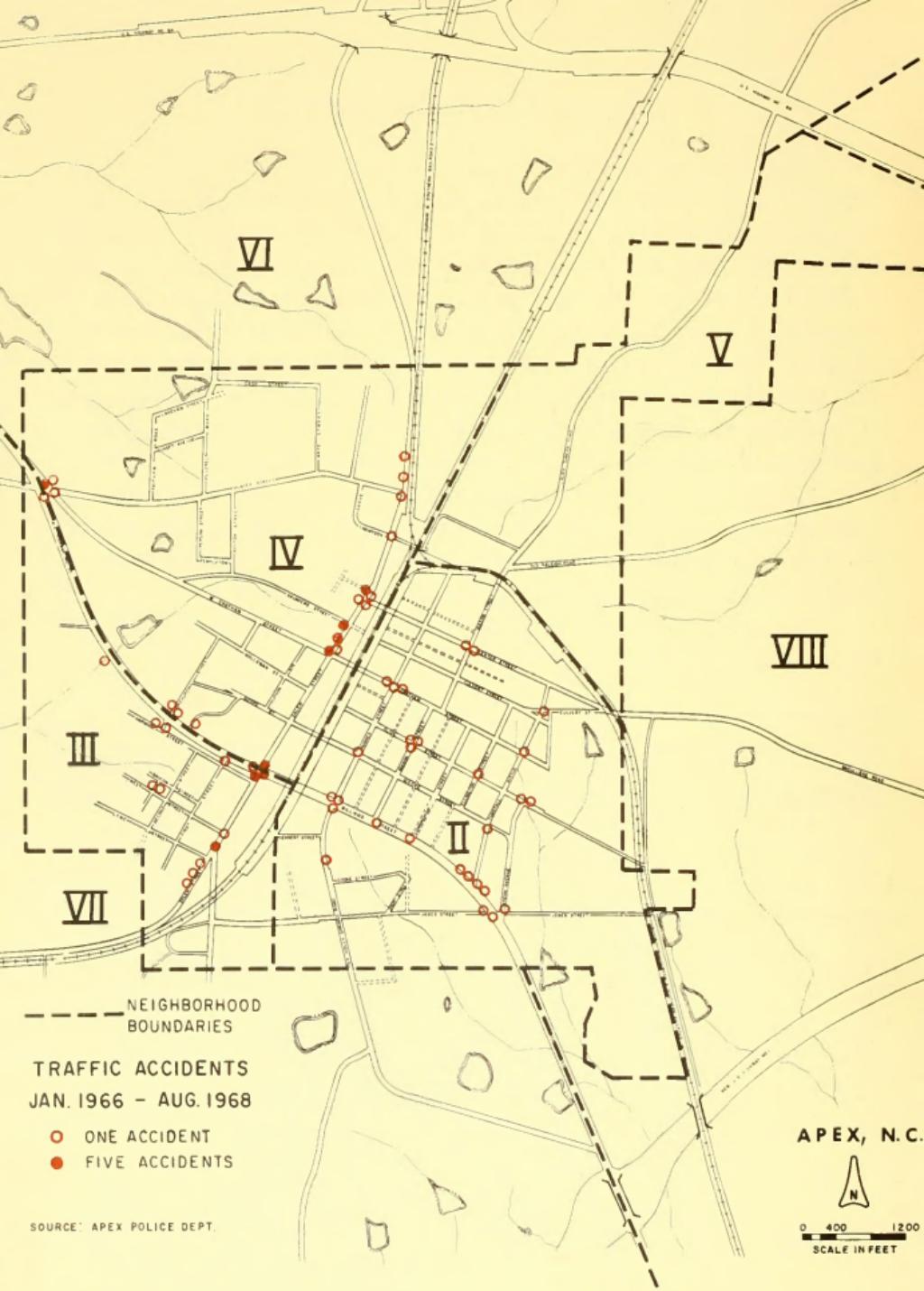
High vehicle accident rates generally indicate heavy traffic volumes, mixed land use, and an inadequate street system. All these are undesirable neighbors in a residential area. Apex has been quite fortunate in that there have been no recorded pedestrian accidents in the past year. The majority of vehicle accidents have taken place in the central business district and at intersections along the major through routes, Salem Street and Williams Street. Where one of these routes is a boundary between neighborhoods, accidents taking place along the boundary have been equally divided between the two neighborhoods.

Neighborhood III is crisscrossed by major through routes and consequently has the highest accident rate of all neighborhoods in town. Accident reports are not available for fringe area neighborhoods or for recently annexed Neighborhood V.

The location of vehicle accidents in Apex is presented on the following page.

VEHICLE ACCIDENTS

<u>Neighborhood</u>	<u>Number of Accidents</u>	<u>Number of Dwellings</u>	<u>Vehicle Accidents Per 100 Dwellings</u>
II	28	275	10
III	27	78	35
IV	19	154	12



MIXED LAND USE

When residential areas are not separated from commercial or industrial areas the result is usually a blighted residential neighborhood. The excessive noise, traffic, and congestion associated with commercial and industrial uses are detriments to residential areas.

In order to determine the extent of mixed land uses in Apex neighborhoods, a comparison was made between the Apex existing land use map and the Apex Zoning Map. Two types of conflicting land uses were noted: (1) residential uses in a non-residential zone and (2) non-residential uses in a residential zone.

The chart below indicates the number of dwellings in each neighborhood affected by conflicting land uses and the percentage of total neighborhood dwellings affected. Neighborhood III with nearly twenty percent of all dwellings affected, has the greatest amount of mixed land uses.

CONFLICTING LAND USES BY NEIGHBORHOODS

Neighborhood	II	III	IV	V	VI	VII	VIII
Residences in Non-Residential Zone	1	14	3	1	2	1	0
Non-Residences in Residential Zone	6	1	2	0	3	1	2
Total Conflicting Land Uses	7	15	5	1	5	2	2
Total Dwelling Units in Neighborhood	275	78	155	28	98	55	66
Percent of Dwellings Affected by Conflicting Land Uses	3%	19%	3%	4%	5%	4%	3%

SMALL LOTS

A large number of small lots in an area indicates overcrowding of the neighborhood and often indicates poor original design of the neighborhood. General overcrowding in a neighborhood leads to inadequate spaces between houses for light and air as well as an increased hazard of fire. A direct result of small lots is less private space for recreation and an increased need for public recreation areas.

To determine which Apex neighborhoods had inadequate size lots, a standard lot of 5,000 square feet was established as a minimum and the number of developed lots below this standard was counted for each neighborhood.

Neighborhood III, with nineteen undersized lots, had more small lots than any of the other in-town neighborhoods. Although Neighborhood II has only two lots under the minimum size, a large percentage of lots in the neighborhood are close to the minimum size. In the fringe area, lots are generally ample in size with the exception of an area along McCullers Road in Neighborhood VIII. Four undersized lots were noted there.

SMALL LOTS

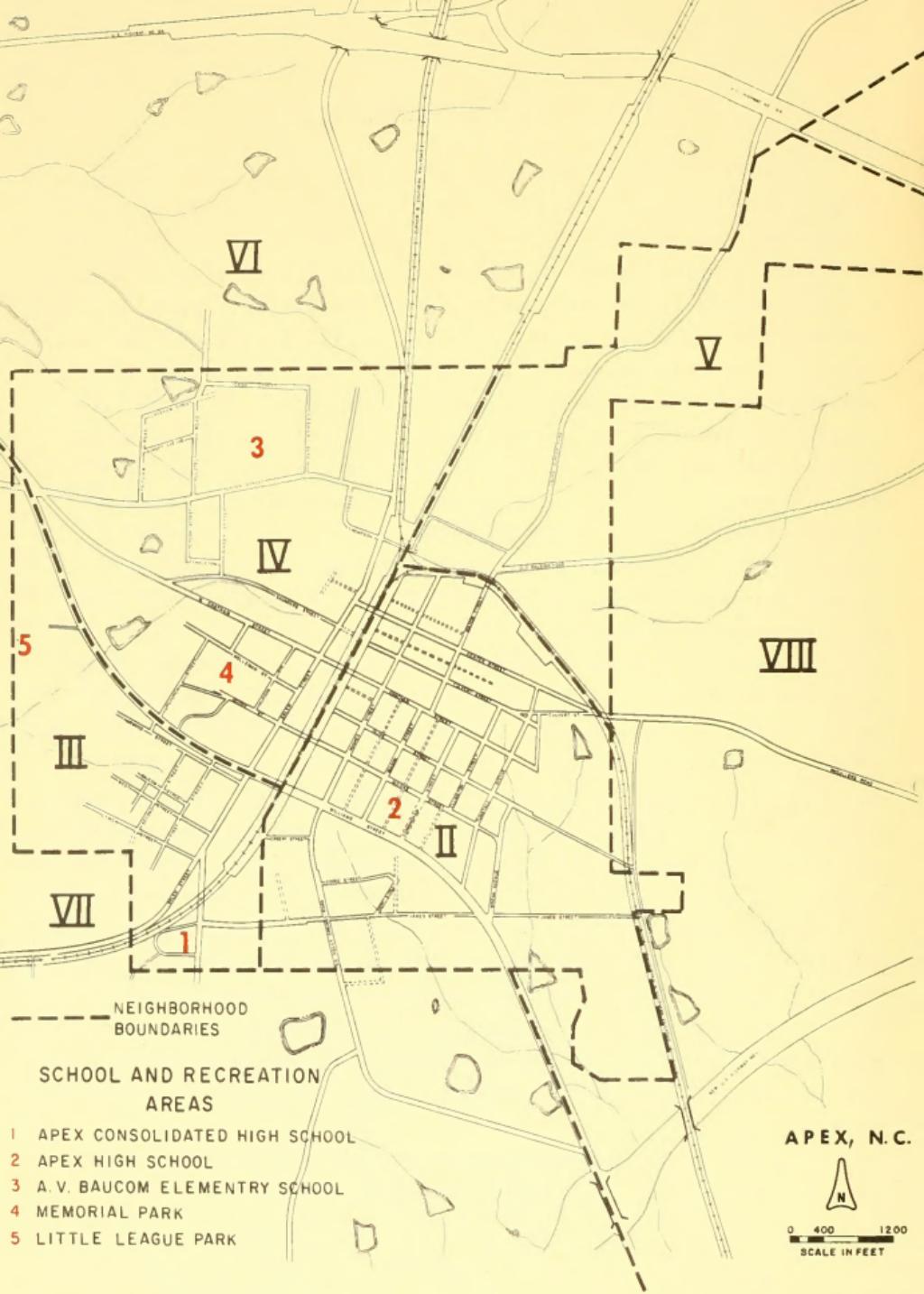
<u>Neighborhood</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>
Number of small lots	2	19	2	0	0	0	4
Percent of neighborhoods lots below minimum	1%	24%	1%	0	0	0	6%
Percent of all small lots in planning area	7%	71%	7%	0	0	0	15%

RECREATION AND SCHOOL FACILITIES

Convenient school and recreation facilities can do much to make a neighborhood a more desirable place in which to live. In large towns and cities where a school or recreation area serves only a small part of the developed area, there is usually a goal of designing neighborhoods around such facilities. Where one or two schools serve the entire planning area and surrounding rural areas, it is not reasonable to plan for these facilities on the basis of small neighborhoods. In this study, school sites are considered principally because of their auxiliary use as neighborhood playgrounds. For this use the Apex schools are well located. However, there are problems for some neighborhoods in using existing school sites as playgrounds. For instance, although the populated sections of Neighborhood III are not a great distance from the nearest school, Apex Consolidated High School, a major thoroughfare and a railroad separate them. For this reason it is recommended that an additional playground be added in Neighborhood III. A site west of South Salem Street would be desirable. Because of the extensive blighting conditions present in Neighborhood III, it is recommended that a small neighborhood center be constructed in conjunction with the playground area. It could be used for social programs such as night education classes, a part time job placement center or for indoor recreation uses.

Neighborhoods II and IV are reasonably well served by existing school sites and Memorial Park. Recent growth patterns in Neighborhood V indicate this area will soon need a neighborhood recreation facility. Plans for a playground here should be made now and the needed land should be acquired immediately. A site south of Knowlwood Subdivision would serve the neighborhood best.

The map on the following page locates existing facilities used for recreation in the Apex Planning Area.



SOCIAL CONDITIONS

The social characteristics of the people who live in a neighborhood generally parallel the physical condition of the neighborhood. Poor economic conditions, poor environmental conditions, and low educational attainment, together with social problems, are all indexes to blight in a neighborhood. The question of which conditions cause the neighborhood to be blighted and which are results of blight is unanswerable. In any event, they tend to be found together. This is probably to say no more than where you find people with low income and little education, you are also likely to find poor housing, health problems, social problems and many other poor physical and social conditions.

All blighting factors are obviously interrelated and solution of any one problem will not likely cure all the others. There must be efforts to solve all the problems, social and physical, in a neighborhood in order to really change the neighborhood's blighted status.

In this section of the report, the social conditions in all Apex neighborhoods are examined and the neighborhoods compared. Such social conditions as the following ones are discussed individually:

1. Stillbirths.
2. Tuberculosis.
3. Illegitimate births.
4. Adult crime against property and persons.
5. Public welfare.
6. School dropouts.
7. Juvenile delinquency.

STILLBIRTHS AND INFANT MORTALITY

The rate of stillbirths and infant mortality in a neighborhood is an excellent indicator of the state of its public and private health conditions. This does not mean that stillbirths and infant deaths occur only in unhealthy and blighted neighborhoods. They can occur anywhere for many reasons. However, where serious health problems exist, where parents have low education levels and are not aware of proper prenatal and infant care, where housing conditions are substandard, there is likely to be a substantially high rate of stillbirths and infant mortality.

For the purposes of this study, stillbirths and infant mortality are defined as babies born dead or children who die under three years of age. The chart below indicates the rate of stillbirths and infant deaths in Apex neighborhoods. The chart indicates that Neighborhood III has almost double the stillbirth and infant death rate of any other Apex neighborhood.

STILLBIRTHS AND INFANT MORTALITY BY NEIGHBORHOODS

<u>Neighborhoods</u>	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>
Number of Stillbirths and Infant Deaths	2	4	4	0	0	1	0
Neighborhood Population	858	243	480	87	305	172	206
Deaths Per 1000 Population	2.3	16.5	8.3	0	0	5.8	0

Source: Wake County Health Department.

TUBERCULOSIS

Although tuberculosis may strike persons of any social group or persons living in any type of neighborhood, it most often strikes persons who live in unhealthy conditions. Poor diet, poor ventilation, poor heating, and overcrowding of dwelling units are all conditions which increase the chance of tuberculosis in a neighborhood. These conditions are ones which are much more likely to occur in blighted neighborhoods. For these reasons a concentration of tuberculosis cases in a neighborhood is an unusually accurate index to blighted conditions. In Apex, Neighborhood III accounts for 70 percent of all tuberculosis cases in the planning area although it has only 10 percent of the planning area population.

TUBERCULOSIS¹

<u>Neighborhood</u>	<u>No. of Cases²</u>	<u>Percent of All Cases</u>	<u>Cases Per 1000 Population</u>
III	7	70%	29
IV	3	30%	6

¹ Tuberculosis cases are present in only two Apex neighborhoods.

² Only active tuberculosis cases are considered.

Source: Wake County Health Department.

ILLEGITIMATE BIRTHS

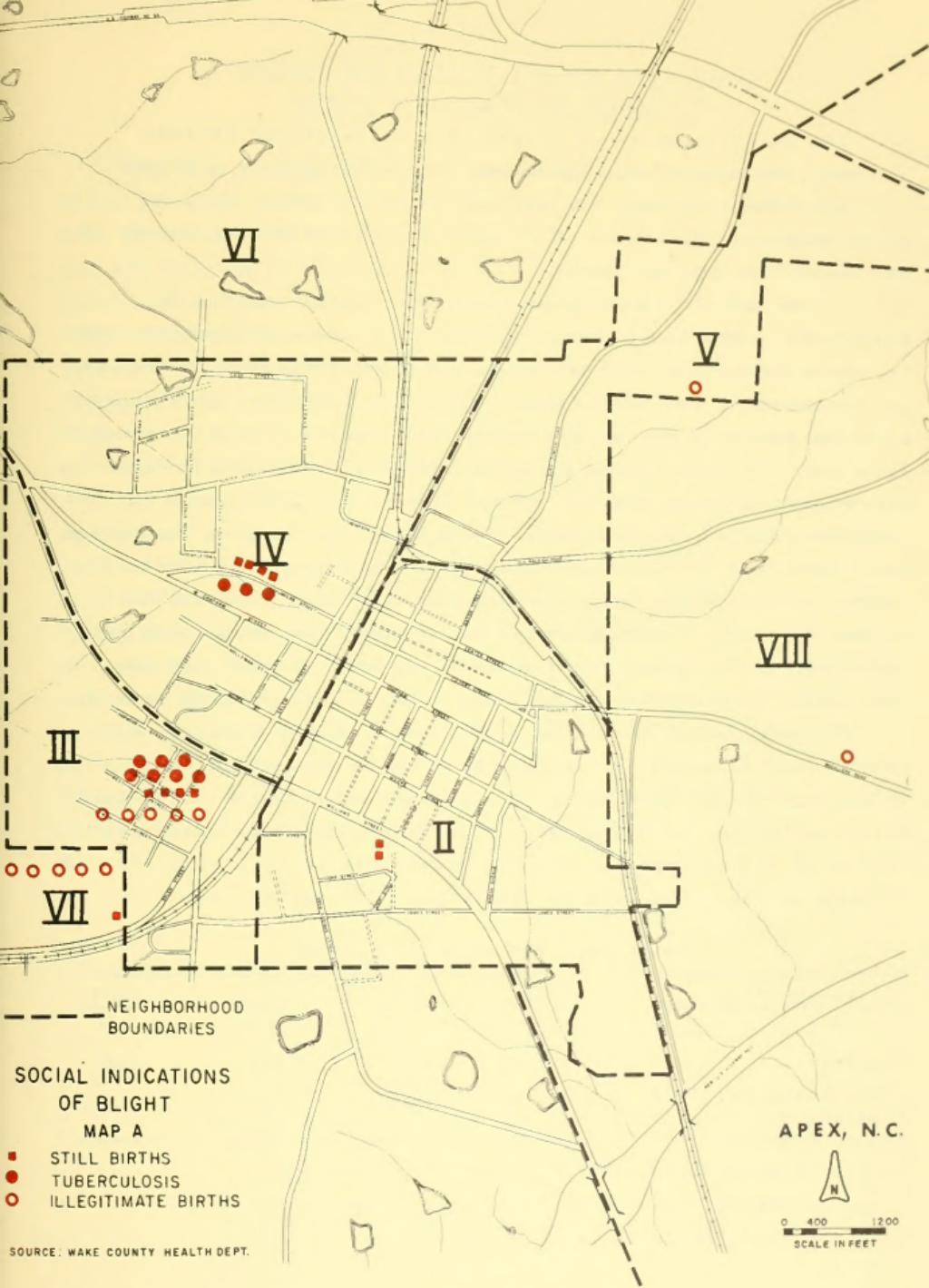
Illegitimate births are another of the social indices of blight. A concentration of illegitimate births in a neighborhood reflects a lack of general acceptance of the rules of society and an alienation from society by the individuals concerned. This alienation from society is probably compounded by other social blighting factors such as inadequate housing and neighborhood facilities, as well as lower levels of education, and inadequate health and sex education. The results of illegitimate births are often broken families with a high dependence upon public welfare and a decreased chance for becoming independent and productive citizens of the community.

It should be pointed out that one reason for a lower rate of illegitimacy in families of higher income and educational levels may be their ability and desire to conceal illegitimate births. Even under this assumption, however, the rate of recorded illegitimate births in a neighborhood reflects the social condition of the neighborhood. A high rate of illegitimacy indicates a low neighborhood education and income level and the likelihood of blighted conditions.

The table below points out the number and rate of illegitimate births by neighborhood in the Apex Planning Area. Neighborhood VII in the fringe area and Neighborhood III in town have the highest number and rates of illegitimate births in the planning area. It is relevant to note that these two neighborhoods adjoin, Neighborhood III being in-town and Neighborhood VII being just south of Neighborhood III outside town.

ILLEGITIMATE BIRTHS

Neighborhoods	<u>II</u>	<u>III</u>	<u>IV</u>	<u>V</u>	<u>VI</u>	<u>VII</u>	<u>VIII</u>
Cases of Illegitimacy	0	5	0	1	0	5	1
Cases Per 1000 Population	0	21	0	12	0	29	5



ADULT CRIME AGAINST PROPERTY AND PERSONS

The social aspects of blight in a neighborhood include poverty, low income, low education, and consequently a higher rate of alienation from the mainstream of society. This is often evidenced by a lack of respect for the rules and morals of the community through crime.

Crime, not unlike many of the other social indices of blight, is a difficult characteristic to measure accurately. By its very nature crime is concealed where possible and at best it can be measured only where discovered. In addition, some types of crime are more easily discovered and therefore more thoroughly recorded. It seems quite possible that the crimes most often discovered and recorded are those committed by low income and un-educated people such as crimes of violence and theft. The crimes most often associated with higher income groups, the so-called "white collar crimes" of embezzlement, extortion, and similar crimes, are not often discovered or at least not prosecuted and recorded. This is confirmed somewhat in Apex in that not one such crime is recorded by the local court for the survey period.

In determining the crime rate in Apex neighborhoods, only convictions recorded in the Apex Recorder's Court were used. Crimes are plotted according to residence of offender. The table below indicates the crime rate in each neighborhood, using the number of crimes reported and the population of each neighborhood to express the crime rate as crimes per 1000 population.

CRIME RATE PER 1000 POPULATION¹

Neighborhood	III	IV	VII	VIII
No. of Convictions ²	6	4	4	1
Population	243	480	172	206
Convictions Per 1000 Population	24.7	48.0	23.2	4.8
Population Per 1000	24.7	8.3		

¹ Only neighborhoods with reported crimes are listed.

² Survey period: July, 1967 - August, 1968.

Source: Apex Recorders Court.

Sources: Apex

PUBLIC ASSISTANCE AND WELFARE

The Wake County Welfare Department keeps records on three major types of welfare cases: (1) Aid to Families with Dependent Children; (2) Aid to the Permanently and Totally Disabled; and (3) Old Age Assistance. Persons receiving such public assistance and welfare payments do not always live in blighted neighborhoods; however, a concentration of recipients of welfare payments does usually indicate substandard environmental conditions. Since welfare recipients tend to have very low incomes, they normally live in low rent areas and low rent areas tend to be areas of unsound and unsafe housing.

In Apex, Neighborhood III has by far the greatest concentration of persons receiving public assistance. Fifty-four percent of all Apex area welfare cases are found in this neighborhood and of every one hundred persons in the neighborhood, over fourteen receive some type of public assistance. The presence of a nursing home and public housing in the neighborhood accounts for some of these cases, but their facilities are too limited to account for a meaningful percentage of the large concentration of welfare recipients in the neighborhood. Only Neighborhoods II and VIII of the remaining planning area neighborhoods have meaningful concentrations of welfare recipients.

PUBLIC ASSISTANCE AND WELFARE CASES¹

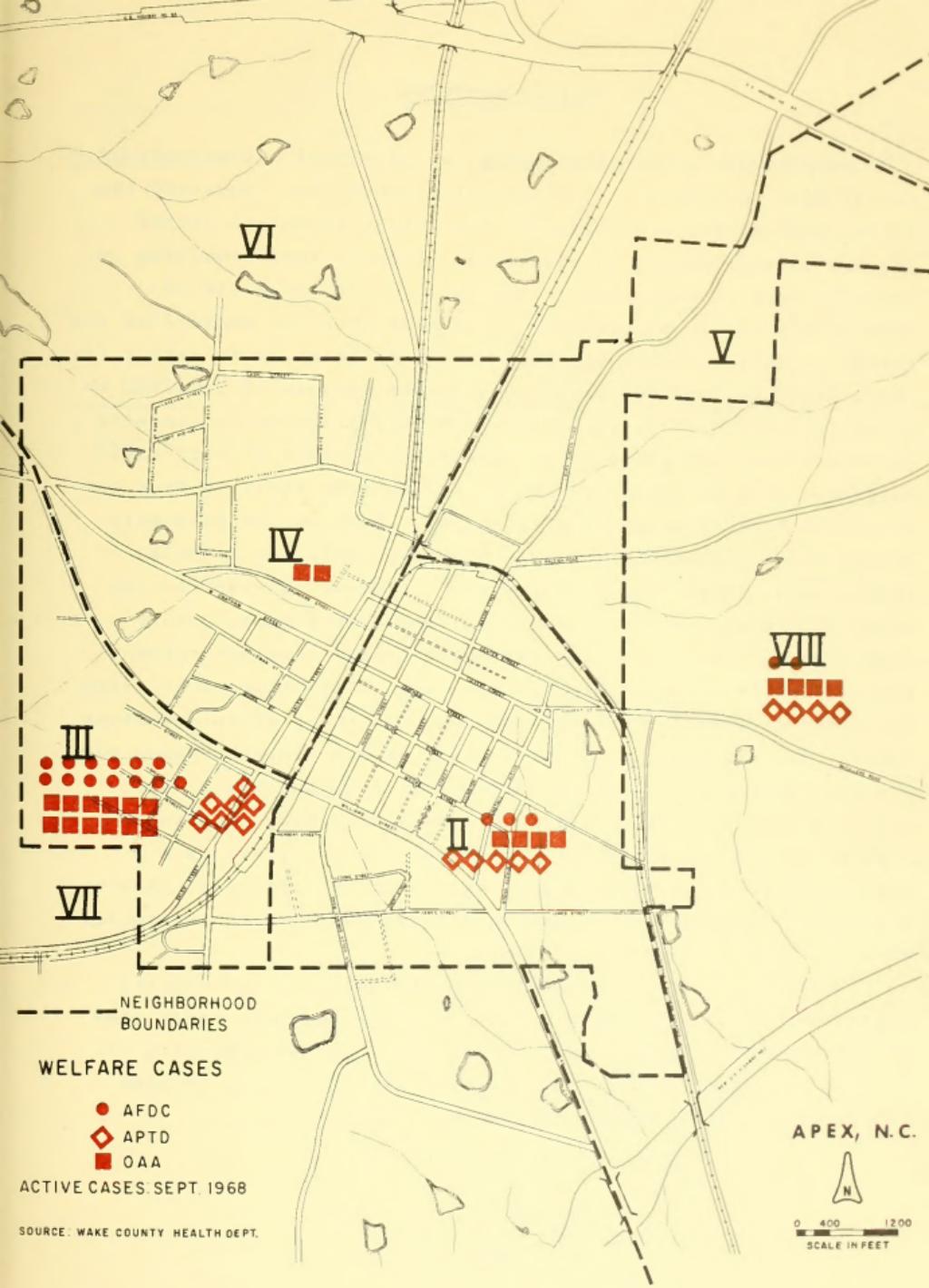
<u>Neighborhood</u>	<u>OAA²</u>	<u>APDT³</u>	<u>AFDC⁴</u>	<u>Total Cases</u>	<u>Cases Per 1000 Population</u>	<u>Percent of Total Cases</u>
II	4	5	3	12	14	21%
III	12	7	15	34	145	59%
IV	2	0	0	2	4	3%
V	0	0	0	0		
VI	0	0	0	0		
VII	0	0	0	0		
VIII	4	4	2	10	50	17%

¹ Source: Wake County Welfare Department.

² Old Age Assistance.

³ Aid to the Permanently and Totally Disabled.

⁴ Aid to Families with Dependent Children.



SCHOOL DROPOUTS

Reasons for students dropping out of school undoubtedly go beyond mere residence in a blighted neighborhood. However, the social and physical condition of the neighborhood can either provide incentives for or discourage students from remaining in school. Lack of community or family interest in education, usually due to low educational attainment of older members of the family or neighborhood, create a situation where it is easier for the student to drop out of school. Lower incomes of families in blighted neighborhoods may often mean more pressure on students to stop school and go to work. Social acceptance of very early marriages or pre-marital relations causes many girls to drop out of school because of early pregnancies. Some of the responsibility for early school dropouts must rest with the schools themselves. Often they do not provide courses relevant to the needs of the students. Courses in elementary grades, junior high school, and high school emphasize social studies, mathematics, and the liberal arts in general. These courses are fine for students planning to enter college and the professions after high school graduation. These courses do not meet the needs of students who hope to find employment after high school. The needs of students who drop out of school, and many who finish high school but go no further, would be better served by a curriculum which emphasized some degree of job training, personal and family finance, family health and hygiene, and other studies more related to their future lives.

The factors discussed above and others found in blighted areas combine to cause higher dropout rates in these areas than in the population generally. In the Apex area Neighborhood III in town and Neighborhood VIII in the fringe area have dropout rates substantially higher than other neighborhoods.

SCHOOL DROPOUTS,¹ 1966-1968

<u>Neighborhood</u>	<u>Number of Dropouts</u>	<u>Dropouts Per 1000 Population</u>	<u>Percent of All Apex Dropouts</u>
II	3	3.61	17.6%
III	11	23.80	64.6%
IV	0	--	--
V	0	--	--
VI	1	6.02	5.8%
VII	0	--	--
VIII	2	30.30	11.7%

¹ Source: Apex Schools.

JUVENILE DELINQUENCY

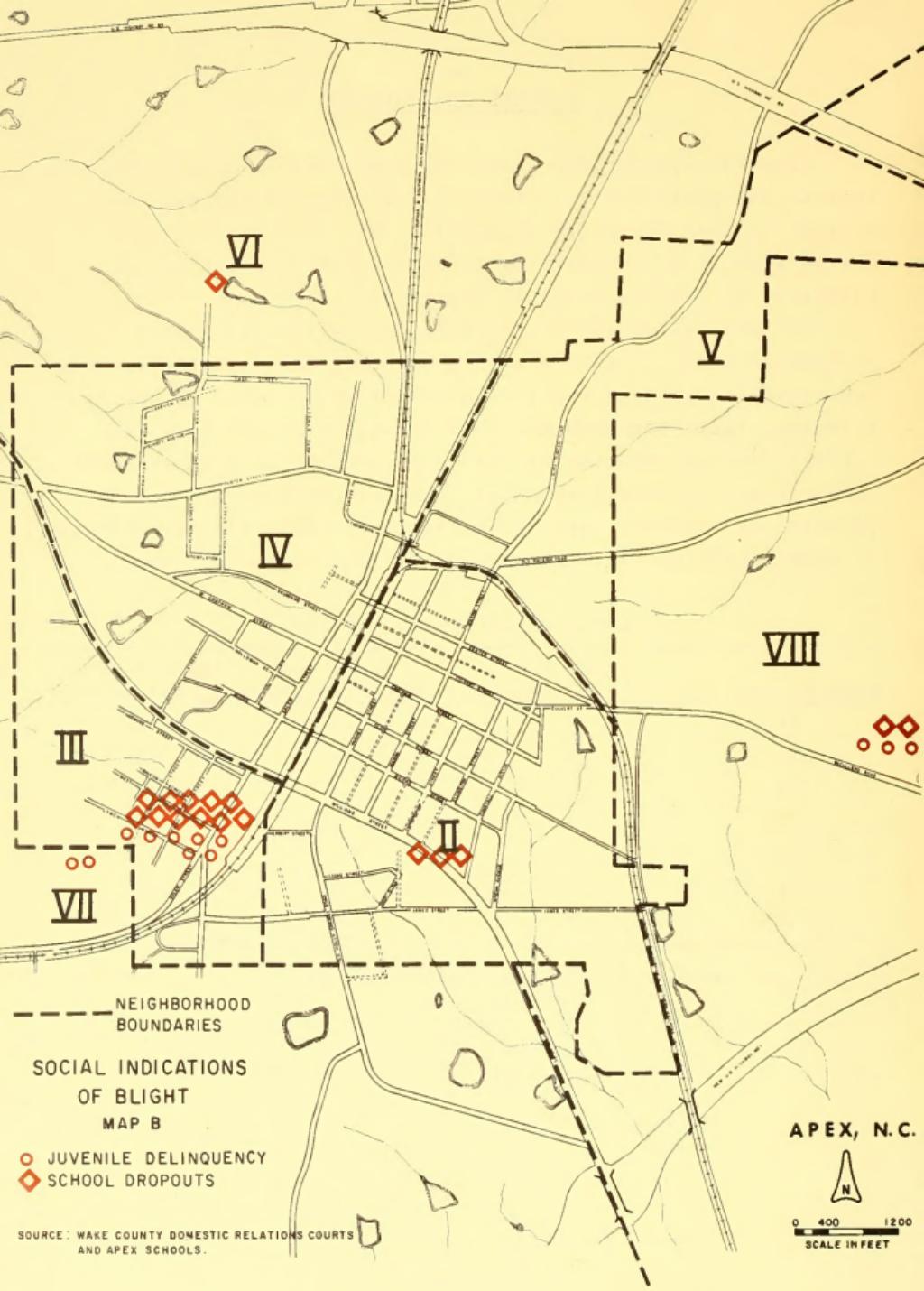
Juvenile delinquency generally indicates an alienation from society and particularly a breakdown of respect for the community's social and legal standards. The rate of juvenile delinquency in a neighborhood is an indicator of its social standards as well as physical conditions.

The data presented in the table below indicates that Neighborhood III in town and Neighborhoods VII and VIII outside town have the highest rates of juvenile delinquency in the Apex Planning Area. Although the data presented covers only the active cases of juvenile delinquency being handled by the Wake County Domestic Relations Court, the case workers who handle juvenile delinquency cases from Apex feel that this information is representative of the situation in Apex over many years.

JUVENILE DELINQUENCY, 1967-1968¹

<u>Neighborhood</u>	<u>Cases of Juvenile Delinquency</u>	<u>Cases Per 1000 Population</u>	<u>Percent of All Apex Cases</u>
II	0	--	--
III	6	25	55%
IV	0	--	--
V	0	--	--
VI	0	--	--
VII	2	12	18%
VIII	3	15	27%

¹ Source: Wake County Domestic Relations Court.



DESCRIPTION AND CONDITION OF NEIGHBORHOODS

This section of the Neighborhood Analysis considers general conditions in each neighborhood. Existing conditions are discussed as they relate to blight and recommendations are made to prevent detrimental conditions from continuing or spreading. The following factors are discussed in connection with each neighborhood.

1. Population of the neighborhood.
2. Land use characteristics.
3. School and recreation facilities.
4. General characteristics of the neighborhood.
5. Factors that contribute to blight.
6. Recommendations.

Neighborhood I

Neighborhood I is located within the corporate limits of Apex and is entirely commercial in nature. The neighborhood is Apex's central business district and since it has already been the subject of a separate report, The Central Business District Improvement Plan, it is not discussed in this report.

Neighborhood II

Population: The population of Neighborhood II has been estimated from the dwelling unit count made during late summer, 1968. It is the most populous of all Apex neighborhoods with an estimated population of 833. With the exception of two small nonwhite residential areas, the neighborhood population is almost entirely white.

Land Use Characteristics: Neighborhood II is almost entirely residential in nature. There are some small areas of industrial uses along the Durham and Southern Railroad at the northern border of the neighborhood. Also, there are some

commercial uses found along N. C. 55 which separates the southern one-third of the neighborhood from the major residential area to the north. The greater part of the neighborhood is developed; however, along the eastern and southern corporate limits there is some undeveloped land in agricultural use. It is along these eastern and southern fringes of the neighborhood that most new residential construction has occurred recently. This recent development around the fringes of the older residential area has tended to extend the existing gridiron street pattern where possible. The planning area's largest mobile home park is found at the southeastern corner of the neighborhood.

School and Recreation Areas: The Apex School campus provides the only school or recreation area in Neighborhood II. The school site is well located in the center of the neighborhood within approximately six blocks of almost all dwelling units.

General Character of the Neighborhood: Neighborhood II is a combination of "old" Apex and "new" Apex. Closer in to the downtown area the homes are older. They are generally large frame dwellings appearing to have been built during the early part of this century. In recent years the gridiron street pattern has been extended from the older sections of the neighborhood and newer ranch style brick homes and apartments have been built. South of Williams Street (N. C. 55) and the older residential area, new homes have been built along Old Holly Springs Road and Cooke Street. A new mobile home park has been built at the southeastern corner of the neighborhood. Public utilities such as streets, water, and sewer are generally adequate throughout the neighborhood.

Housing conditions in this neighborhood are greatly influenced by the age of the housing. The newer construction around the fringes of the neighborhood is almost all in sound condition and will require only proper maintenance to remain so for many years. The older homes have generally been well main-

tained. However, throughout the older sections there are deteriorating homes and some dilapidated homes. In a neighborhood such as this one where homes are older, there needs to be continued awareness of maintenance. The homes are built primarily of wood and other materials that require considerable painting and repair. If they do not receive regular maintenance, they deteriorate very rapidly. Once a few such structures in a neighborhood begin to deteriorate or become dilapidated, adjoining property owners see their neighborhood becoming blighted and are less inclined to maintain their own property. In this type of neighborhood, blight can act like a disease and a few dilapidated structures can quickly cause the entire neighborhood to deteriorate. This has not yet occurred in Neighborhood II but without proper attention and maintenance it could.

Factors That Contribute To Blight:

- (1) 19.2 percent of the dwellings in Neighborhood II are deteriorating; 5.4 percent are dilapidated.
- (2) Williams Street, which bisects Neighborhood II, carries between 3,800 and 5,000 cars per day through the neighborhood.

Recommendations:

- (1) Particular emphasis should be given to minimum housing code enforcement in the older residential section of Neighborhood II. Where dilapidated houses exist they should be condemned and demolished to prevent blighted conditions from spreading to other housing in the older sections.
- (2) The present commercial area along Williams Street should be contained in its present area and not allowed to become a major highway commercial area.
- (3) James Street and Short Street should be paved. The intersection at Culvert and Tunstall Streets should be redesigned and paved. Elm Street should be widened and paved.

- (4) Sidewalks along Williams Street (N. C. 55) should be repaired and extended on both sides of the street to James Street. In the commercial area east of Apex School, this new sidewalk should be combined with other street improvements to eliminate parking and access problems.
- (5) A pedestrian underpass should be considered at Williams Street to allow children to walk to school without crossing N. C. 55.

Neighborhood III

Population: The estimated population of Neighborhood III is 243. Observations during the External Housing Conditions Survey and results of the Internal Housing Conditions Survey indicate that the neighborhood population is entirely nonwhite.

Land Use Characteristics: The land use map of Neighborhood III shows that only about one half of the area is developed. The remainder is used for agricultural or forestry purposes. The principal residential area is found within a few blocks west of Salem Street and south of Williams Street. Along these major streets the land is used for both residential and commercial purposes. South of Salem Street and the railroad there is a small group of dwellings near the Apex Consolidated School.

The street pattern consists of two main residential streets intersecting Salem Street on the east and terminating in dead ends on the west. First and Second Streets cross these east-west streets forming irregular size blocks. The Seaboard Coast Line Railroad tracks and Salem Street separate the major residential area from the school to the south.

Mixed land uses are common in Neighborhood III, particularly along Salem Street where small cafes, beauty shops, and grocery stores are intermingled with residences.

School and Recreation Areas: The Apex Consolidated School is the only school or public recreation area in Neighborhood III.

The school site is not ideally located for use by the principal residential area of the neighborhood. Both Salem Street (Old U. S. 1) and the Seaboard Coast Line Railroad tracks separate the school from the major residential areas.

General Character of the Neighborhood: Neighborhood III is a neighborhood of mixed land uses, inadequate public facilities, and many run-down dwellings. The location of Apex's only public housing in this neighborhood is evidence that the needs of this area are already known to some extent.

Much of the housing in Neighborhood III is dilapidated or deteriorating. A great deal of the substandard housing is the result of inferior construction. Internal conditions of sub-standard housing in Neighborhood III are the worst of any town neighborhood. Lack of plumbing facilities is evidence of inadequate public water and sewer lines in the neighborhood.

Lots in Neighborhood III are the smallest in town. A windshield survey of the area indicates that buildings are often too close to each other and to the street. Age group data for people living in the neighborhood shows that in addition to small lots and crowded conditions the family size is greater here than for other parts of the planning area. The windshield survey of the area during the External Housing Conditions Survey revealed that rubbish and refuse removal is a problem in this neighborhood. Many instances of unsanitary garbage storage, accumulated refuse, junk cars, and dilapidated outbuildings were noted. All of these contribute to unhealthy conditions in the neighborhood.

In addition to the many poor environmental conditions in Neighborhood III, the social indices of blight pointed to many problems. Stillbirths, tuberculosis, juvenile delinquency, illegitimate births, crime, public welfare, and school dropouts were all high in the neighborhood.

In summary, measures stronger than conservation and maintenance are needed to meet the problems of this neighborhood. Redevelopment of physical facilities such as housing and public

utilities is needed. Social programs are needed to raise the abilities and expectations of the residents.

Factors That Contribute To Blight:

- (1) 67.9 percent of all housing in the neighborhood is sub-standard.
- (2) Only 1/3 of the substandard housing has both hot and cold running water.
- (3) Only 53.3 percent of the substandard housing has a flush toilet.
- (4) One-half of the substandard housing does not have a bath or shower.
- (5) One-fourth of the substandard housing is not connected to the municipal water system.
- (6) Only 43.3 percent of substandard housing is connected to the public sewer system.
- (7) Two-thirds of the residents of substandard housing do not own their home.
- (8) Sixty percent of families living in substandard housing in Neighborhood III have incomes of less than \$3,000.
- (9) 76.6 percent of the head of households living in sub-standard housing in Neighborhood III have less than a high school education.
- (10) 22.2 percent of all dwellings in the neighborhood front on unpaved streets.
- (11) Only areas adjacent to the public housing in Neighborhood III have sidewalks.
- (12) 19.2 percent of all dwellings are affected by conflicting land uses.
- (13) Neighborhood III has 70.5 percent of all the lots in Apex of less than 5,000 square feet in size.
- (14) Neighborhood III has the highest rate of stillbirths and infant mortality of all Apex neighborhoods.
- (15) 70 percent of all tuberculosis cases in the Apex Planning Area are found in Neighborhood III.

- (16) 54.5 percent of all Apex juvenile delinquency cases are found in Neighborhood III.
- (17) The rate of illegitimate births in Neighborhood III is second highest for the planning area.
- (18) The crime rate for Neighborhood III is highest of any for the planning area.
- (19) 58.6 percent of all public welfare cases in the planning area are found in Neighborhood III.
- (20) 64.6 percent of all school dropouts are from Neighborhood III.

Recommendations:

- (1) Dilapidated houses should be condemned throughout the neighborhood.
- (2) Additional public housing should be constructed to provide housing for displaced families.
- (3) Urban renewal should be considered for the area along Salem Street (Old U. S. 1).
- (4) Public water and sewer lines should be made available to all houses in the neighborhood and owners should be required to connect to these lines.
- (5) The town should begin strict enforcement of all building and housing codes in this area.
- (6) Baucom Street, Harwood Street, and First Street should be paved.
- (7) Salem Street should be widened, repaved, curbed and guttered from Williams Street to the municipal limits. Sidewalks should be constructed in conjunction with these street improvements.
- (8) Tingen Road from Salem Street to Apex Consolidated School should be improved and sidewalks constructed.
- (9) Paved turnarounds should be provided at the end of dead end streets such as Lynch Street and West Street.
- (10) A neighborhood park should be built in the central part of the residential section of Neighborhood III. The

park should include a building suitable for neighborhood meetings, recreation, or branch offices for social organizations. It might provide space for adult education, health clinics, meeting rooms, indoor recreation space for the elderly, a teenage recreation center, or other similar activities.

- (11) One or two small block parks should be built. These might simply be vacant lots cleared and made into a basketball court or a tot lot.
- (12) Municipal services such as garbage pickup and street maintenance should be intensified. Regulations regarding sanitary storage of garbage should be enforced.
- (13) Clean-up and paint-up campaigns should be carried out. The town could assist in a program to remove debris, refuse, and junk automobiles.
- (14) Attempts should be made to involve neighborhood residents in all stages of planning and implementation of these projects.

Neighborhood IV

Population: Neighborhood IV, with a population of 480, is second only to Neighborhood II in size of population. The neighborhood population is predominately white. The only non-white residential areas in Neighborhood IV are small sections along Grove Street and Saunders Street. Nonwhites are estimated to comprise only 10 percent of the neighborhood population.

Land Use Characteristics: Neighborhood IV embraces more types of land uses than other Apex neighborhoods although the various uses are not all conflicting land uses. There are large tracts of land north of Williams Street, Chatham Street, and Hunter Street which are undeveloped and which are mainly wooded. Older residential areas are found along North and South Salem Street, West Chatham Street and Hunter Street. Newer residential areas have been developed at the western ends of Hunter

Street and Chatham Street. Commercial uses have spread from the downtown area southward through the older residential areas on South Salem Street. A hospital, the town maintenance area, a school, a cemetery, and a park are also found in the neighborhood.

School and Recreation Areas: A. V. Baucom Elementary School on Hunter Street is the only school in Neighborhood IV. The site is somewhat isolated from the major part of the neighborhood to be used as a recreation area, but it is located centrally to the area that has grown most in recent years. Apex Memorial Park, located at the intersection of Upchurch and Holloman Streets, is centrally located to serve the older residential areas of the neighborhood. The two recreation areas together provide playgrounds within walking distance of any homes in the neighborhood.

General Character of the Neighborhood: Neighborhood IV is the largest of the town neighborhoods, and the residential areas of the neighborhood are more scattered than in Neighborhood II or III. Relatively large tracts of undeveloped land separate developed residential areas from each other. Because of this separation, differences in housing conditions between the various sections of the neighborhood are more pronounced. Although the housing along Salem and Chatham Streets near the central business district is relatively old, it is generally well maintained. There are two areas of substandard housing in the neighborhood. Both areas, one along Saunders Street and the other along Grove Street, are nonwhite areas. Housing conditions, and presumably other blighting factors, in these two areas are comparable to those in Neighborhood III. The newer areas along Hunter Street have almost 100 percent sound housing.

Other than substandard housing in some sections of the neighborhood, the inadequate street system is probably the biggest problem to solve in Neighborhood IV. Williams, Chatham, and Hunter Streets provide adequate east-west traffic flow

through the neighborhood. West of Salem Street, however, there are no north-south through streets. The Apex Thoroughfare Plan provided for two additional north-south thoroughfares for the neighborhood. Opening these proposed thoroughfares would alleviate much of the existing traffic problems for the central business district and also open up inaccessible land for residential development in the neighborhood.

In summary, techniques for dealing with housing conditions in this neighborhood will have to be tailored to specific sections of the neighborhood. In the two worst sections, along Grove and Saunders Streets, measures similar to those recommended for Neighborhood III may be needed. For the other older sections, strict enforcements of minimum housing codes and measures similar to those recommended for older housing in Neighborhood II would be appropriate. Only regular maintenance is needed to protect the newer standard homes along Hunter Street. Finally, implementation of the recommended Thoroughfare Plan proposals should improve traffic conditions and encourage construction of sound housing on some of the existing undeveloped land in the neighborhood.

Factors That Contribute To Blight:

- (1) 32.7 percent of all housing in Neighborhood IV is substandard.
- (2) 18.5 percent of all dwellings are located on unpaved streets.
- (3) 55.1 percent of the neighborhood's substandard housing is on unpaved streets.

Recommendations:

- (1) Proposals for north-south thoroughfares made in the Apex Thoroughfare Plan should be implemented.
- (2) Saunders Street, Sunset Avenue, Grove Street, Pate Street, Lakeview Street, and Fairview Road should be paved.

- (3) The Grove Street dead end should be eliminated by either connecting it with Salem or Pate Street or by providing a turning circle at the closed end.
- (4) Sidewalks are needed along Hunter Street to provide pedestrian access to the hospital and A. V. Baucom Elementary School.
- (5) The two areas of substandard housing in Neighborhood IV should be included in programs to eliminate substandard housing in Neighborhood III.

Neighborhood V

Population: Neighborhood V, with 87 people, is the least populated of all the planning area neighborhoods. There are two or three nonwhite families living on farms in rural sections of the neighborhood; otherwise, the population is entirely white.

Land Use Characteristics: Neighborhood V is for the most part undeveloped agricultural or woodland at present. The area was originally annexed to bring the proposed 175 unit Knowllwood Subdivision inside the corporate limits. Approximately twenty homes had been built at the time the External Housing Conditions Survey was made. In addition to the subdivision, there are a few homes along Laura Duncan Road which connects Knowllwood with other sections of town. Highway U. S. 64 is the northern boundary of the subdivision and the neighborhood.

The Durham and Southern Railroad is the southern boundary of the neighborhood. Several industrial uses are found in the neighborhood adjacent to the railroad.

School and Recreation Areas: No schools or recreation areas are located in Neighborhood V.

General Character of the Neighborhood: Until recently all of Neighborhood V was rural in nature. With the development of Knowllwood Subdivision the area will be changed to a suburban residential neighborhood. Many residential services are being built in conjunction with the construction of the subdivision.

Public utilities such as paved streets, curbs, water and sewer lines, and the municipal electrical system have already been extended to the subdivision. Other urban services and facilities will be needed in the future. Playgrounds for neighborhood children, and eventually, a neighborhood school might be needed.

Factors That Contribute To Blight: Because development in Neighborhood V is so new, few records exist regarding blighting conditions. Housing conditions are good now and the percentage of sound housing should increase as more new homes are built in Knowlwood and the relatively few substandard rural homes become a smaller part of the total number of dwellings.

The most pressing need of the neighborhood is to pave Laura Duncan Road. As the neighborhood grows, this will be the most important entrance to older sections of Apex from Knowlwood.

Another factor should also be considered. If the area continues to develop there may be an additional 500 or 600 people in Neighborhood V as a result of Knowlwood alone. Other subdivisions might be built on undeveloped land in this neighborhood which would increase the population even more. Consideration and acquisition of land for recreation, schools and other public uses should begin now. A residential area the size of Knowlwood will probably require a neighborhood playground by itself.

Recommendations:

- (1) Pave Laura Duncan Road from Old Raleigh Road to U. S. 64.
- (2) Acquire a site for a neighborhood playground adjacent to Knowlwood.
- (3) Enforce minimum housing code and other regulations to improve the condition of the existing farm dwellings in the neighborhood.

Neighborhood VI

Population: There are 98 occupied dwellings and an estimated population of 305 in Neighborhood VI. The neighborhood is

nearly all white with only a few nonwhites living on nearby farms.

Land Use Characteristics: Almost all of Neighborhood VI is devoted to agricultural or woodland purposes. Residential development is limited to areas adjacent to Old U. S. 1 between Apex and U. S. 64, the intersection of U. S. 64 and Old U. S. 1, and the Salem Church Road. There are several service station-grocery store commercial uses along the major highways and one industrial use, a lumber mill, in the neighborhood.

School and Recreation Areas: There are no schools in Neighborhood VI. No formal recreation facilities exist although many private lakes and farms are probably used by fishermen and hunters from all over the planning area.

General Character of the Neighborhood: Although Neighborhood VI is quite rural in nature, very few of its residents appear to make their living from farming. For the most part homes are built on an acre or two of land and the residents work in Apex or other nearby communities. The houses are scattered along Old U. S. 1 to the intersection of Old U. S. 1 and U. S. 64 and then northward along Salem Church Road. The homes are mostly single family residences appearing to have been built 20, 30, and even 40 years ago. Only a few new homes have been built in this area in recent years. There are a few mobile homes clustered around the intersection of Airport Road and Old U. S. 1 north of U. S. 64. Housing conditions in the neighborhood are the best for any fringe area neighborhood. Over 60 percent are in sound condition.

In spite of the low level of urban development in this neighborhood at present, there are sections with potential for development. Good transportation facilities are available with U. S. 64 bisecting the northern part of the neighborhood in an east-west direction and the two north-south railroads.

The area between the two railroads is proposed in the Apex Land Development Plan for industrial uses. Much of the remaining

undeveloped land is proposed for residential use. The rolling wooded land west of Old U. S. 1 will certainly produce many desirable building lots if conflicting land uses can be prohibited from the area.

Factors That Contribute To Blight:

- (1) 32.7 percent of all houses in the neighborhood are sub-standard.
- (2) 85.7 percent of all substandard homes in the neighborhood are not owner occupied.
- (3) The sections of Laura Duncan Road in this neighborhood are unpaved.
- (4) The appearance of the lumber mill and storage yards facing Old U. S. 1 and U. S. 64 presents a poor impression of the town to motorists.

Recommendations:

- (1) Low density residential zoning should be continued for undeveloped parts of the neighborhood until there is demand for a more intensive use of the land. This will prevent undesirable land uses from spoiling the area for later development.
- (2) Laura Duncan Road should be paved south of U. S. 64.
- (3) Landscaping should be undertaken to improve the appearance of the lumber mill and storage yards facing U. S. 64 and Old U. S. 1.
- (4) Zoning setbacks along U. S. 64 should be sufficient to protect the wooded character of the highway through the neighborhood.

Neighborhood VII

Population: Neighborhood VII is the largest of the fringe area neighborhoods in land area and at the same time the most sparsely populated. There are 55 dwellings in the neighborhood and an estimated population of 172. The population is estimated to be about 50 percent white and 50 percent nonwhite.

Land Use Characteristics: As the sparse population of the neighborhood suggests, Neighborhood VII is mostly rural in nature. The small settlement immediately south of the Apex Consolidated School and the municipal limits is the most densely populated section. Even here homes are either built on large lots or are separated by vacant property and the area is more rural than urban in nature.

Other than the residential settlement mentioned above, most residences in the neighborhood are farm houses scattered along the rural and primary highways. Three primary highways serve Apex through Neighborhood VII. Old U. S. 1, the New U. S. 1 bypass, and N. C. 55 (north and south) all are found in the neighborhood. In addition one railroad, the Seaboard Coast Line, parallels Old U. S. 1 through the neighborhood. A few service stations serving these primary highways are the most important non-residential urban uses.

Since the neighborhood lies generally south and west of Apex, out of the town's expected growth direction toward Cary and Raleigh, the Land Development Plan has proposed very little urban development here in the near future. The major exception to this is a proposed industrial area and a railroad area south of town toward the new U. S. 1 bypass.

School and Recreation Areas: No school or formal recreation areas exist in Neighborhood VII. The Apex Consolidated School is within walking distance of the neighborhood's largest residential settlement on Tingen Road. Since the area is rural in nature and sparsely settled, school children are bussed to the Apex schools.

General Character of the Neighborhood: Neighborhood VII is rural in character. Housing conditions here are the worst of any Apex Planning Area neighborhood; only 19.3 percent of all houses in the neighborhood are in sound condition. Many of these substandard houses depend on open wells for water and outside privies for sewage disposal. Family income and educational

levels are low while social and environmental indices of blight are high.

The problems of the area are largely related to rural poverty and lack of training for urban employment. Basic solutions to the problems involve education and job training for the people left in the neighborhood without employment.

Factors That Contribute To Blight:

- (1) 77.2 percent of all housing is substandard.
- (2) 55.6 percent of all substandard housing has no running water.
- (3) 77.8 percent of all substandard housing does not have a flush toilet.
- (4) 66.7 percent of all substandard housing have privies for sewage disposal.
- (5) 66.7 percent of all substandard housing is renter occupied.
- (6) 88.9 percent of families living in substandard housing have incomes less than \$5,000.
- (7) 66.7 percent of the head of households had less than 7th grade education.
- (8) There were 28.9 cases of illegitimacy per 1,000 population.
- (9) The crime rate for the neighborhood is the second highest for the planning area.

Recommendations:

- (1) The Apex Town Council and the Wake County Board of Commissioners should promote and provide safe, sound, and decent housing for residents of this neighborhood and surrounding rural areas.

The most common means of developing new housing for low income families is through the assistance of the various federal housing programs. Federal government programs to provide housing for low income people cover a wide range of assistance from mortgage insurance

to public housing. Under these programs there are arrangements for providing low cost housing on a rental or an ownership basis. Responsibility under the various programs can be in the hands of local government, public housing authorities, private or semi-private groups, or individuals. Housing can be provided on a limited profit or a non-profit basis. In order to eliminate substandard housing in the Apex Planning Area, many of these programs and others will be needed.

- (2) The unnamed street running south from Apex Consolidated School to a dead end outside Apex in Neighborhood VII should be paved.
- (3) Efforts should be made to include residents of the rural area surrounding Apex in social programs such as adult education, job training, and health information clinics.

Neighborhood VIII

Population: There are 66 occupied dwellings and an estimated 206 people in Neighborhood VIII. It is estimated that 75 percent of the neighborhood population is nonwhite.

Land Use Characteristics: As is the case with the other fringe area neighborhoods, most of the land in Neighborhood VIII is not developed for urban purposes. It is largely used for forestry and agriculture. The McCullers Road area of the neighborhood accounts for nearly two thirds of the land used for residential purposes. In one section of approximately 25 acres along McCullers Road there are 35 houses. This is the most densely settled part of the neighborhood. Over 90 percent of the homes in this section are substandard.

The principal nonresidential urban use in Neighborhood VIII is the industrial area along U. S. 1 north of the Durham and Southern Railroad. Much of the undeveloped land in the neighbor-

hood is in large tracts with relatively poor access to paved roads. The Land Development Plan proposed much of this undeveloped land be used for residential purposes. As with similar land in Neighborhood VI, care should be exercised that conflicting land uses do not spoil the potential of this land for future residential development.

School and Recreation Areas: No school or recreation areas exist in Neighborhood VIII. The area is rural and school children ride buses to Apex schools.

General Character of the Neighborhood: There are three distinct existing areas in Neighborhood VIII. The northern section, along Old Raleigh Road, is almost completely wooded and undeveloped at present. However, because of its location near the intersection of U. S. 1 and U. S. 64, the area has excellent potential as a suburban residential area in the future. Development of Knowlwood Subdivision and MacGregor Downs on similar land in the vicinity offers appropriate examples of how this area may develop in the future.

The second existing area is the developed land along McCullers Road. This area has some of the worst housing and the poorest facilities for a residential area of any developed section in the planning area. Very few houses are in sound condition and many do not have frontage on public roads. A narrow dirt farm road serves some housing north of McCullers Road. No road is available for houses south of McCullers Road.

Further south in the neighborhood, U. S. 1 affects the character of development. Two new industries border the highway and the Development Plan proposes that the other land along the highway be used for similar industrial uses.

Factors That Contribute To Blight:

- (1) 60.4 percent of all housing is substandard.
- (2) 80 percent of all substandard housing uses privies for sewage disposal.
- (3) 86.7 percent of all substandard housing has no bath or shower.

- (4) 66.7 percent of all substandard housing has no running water. Only 6.6 percent have both hot and cold running water.
- (5) 80 percent of all families in substandard housing have incomes of less than \$5,000.
- (6) All substandard rental housing in the neighborhood rents for less than \$50 per month including utilities.
- (7) 93.3 percent of all head of households in substandard housing have not finished high school. Twenty percent have no schooling.
- (8) Almost 30 percent (29.6 percent) of all dwellings do not front on paved streets.
- (9) 27.3 percent of all Apex's juvenile delinquency cases are from Neighborhood VIII.
- (10) Neighborhood VIII has the highest school dropout rate in the planning area.

Recommendations:

- (1) Sixty point four percent of Neighborhood VIII housing is substandard. The town and county governing boards should actively sponsor programs such as Federal public housing to replace these units with sound housing.
- (2) The existing low density residential zoning should be maintained for the northern part of the neighborhood until it is ready for development in order to prevent the establishment of conflicting land uses.
- (3) The industrial area along U. S. 1 should continue to be protected from potential conflicting commercial and residential uses by zoning.
- (4) The street system in the residential area adjacent to McCullers Road should be improved to give access by paved roads to all homes.
- (5) Subdivision activity in the McCullers Road area should be carefully watched to prevent repetition of the existing poor development.

NEIGHBORHOOD SUMMARY

In this section of the report blighting conditions in the Apex Planning Area will be summarized; goals for improving blighting conditions in the planning area are suggested; and finally, methods and approaches for dealing with blighted areas are outlined.

Blighting conditions are briefly summarized by residential neighborhood in the following paragraphs.

NEIGHBORHOOD II. At present blighting conditions in this neighborhood are low. The neighborhood was described earlier in this report as a combination of "old" and "new" Apex. Future concern here should be directed toward preventing the older areas from deteriorating. In the worst sections of the neighborhood, demolition of individual structures and redevelopment may be required. For the most part, strict enforcement of codes and ordinances regulating housing and other environmental conditions will be sufficient. If proper enforcement of codes and ordinances is achieved by the town government, confidence in the area by private individuals should be sufficient so that redevelopment of substandard housing will take place without government intervention.

NEIGHBORHOOD III. Almost all housing, environmental, and social indices of blight indicate that deterioration of this neighborhood is so far advanced only redevelopment is practical. By redevelopment it is meant that much of the existing housing should be torn down and rebuilt. Some streets and lots need to be re-platted. Much of the existing commercial district along Salem Street should also be torn down and rebuilt as needed. Municipal services to the area should be increased. Decay of this section of Apex has reached such proportions that private redevelopment is probably impractical.

NEIGHBORHOOD IV. In many respects Neighborhood IV is similar to Neighborhood II. Parts of the neighborhood near the downtown consists of older and generally well maintained homes. The same type of code enforcement measures recommended for Neighborhood II will be adequate here. The neighborhood's real housing and blighting problems are concentrated in two areas along Saunders Street and Grove Street. The population here is nonwhite and the problems are similar to those described in Neighborhood III. Redevelopment of these areas is desirable.

NEIGHBORHOOD V. Neighborhood V is so sparsely populated at present that little data was available regarding blight. Plans and existing construction indicate that this will be a suburban residential area in the near future. Few blighting problems are indicated from the proposed development. Regular enforcement of codes and ordinances together with normal maintenance will be all that is required for the near future.

NEIGHBORHOOD VI. Neighborhood VI is the first of the three fringe area neighborhoods to be discussed. Residential development in the neighborhood is basically in sound condition. Many of the homes are older and will require extensive maintenance to remain in sound condition. There are some industrial uses in the neighborhood and a large amount of land is proposed for industrial use between the two railroads. Attention should be given to improving the appearance of the existing industrial use and screening them from the residential areas and the major highways.

NEIGHBORHOOD VII. Neighborhood VII is predominately rural in nature. The most populated sections adjoin Neighborhood III and share its blighting problems. Many of the residents of Neighborhood VII have much in common with residents of Neighborhood III. The methods used to solve the problems of the town residents should be designed to include adjacent rural areas.

NEIGHBORHOOD VIII. One residential area along McCullers Road accounts for most of the population and most of the blight found in Neighborhood VIII. The area population is predominately non-white. Housing conditions are among the worst in the planning area. Other social and environmental blighting factors are abundant. Clearance and redevelopment are the most practical way of providing decent housing and living conditions here. Public housing is needed to provide safe, sound, and decent housing for this area. In addition, social services such as adult education, job training, health services, and family counseling are necessary to reduce social blighting factors. A balanced approach of sound physical facilities and social programs is required to eliminate the physical and social blight in this and other planning area neighborhoods.

RECOMMENDATIONS FOR SOCIAL PROGRAMS TO SERVE ALL NEIGHBORHOODS

In discussing the various neighborhoods and making recommendations for the elimination of blight in each, there has been a tendency to concentrate on the physical aspects of the neighborhood and to forget the people. In this section the emphasis will be on the people who live in the blighted neighborhoods and their problems. The recommendations made here could have been included in earlier recommendations for each neighborhood; however, two principal reasons suggested that a separate section would be more appropriate. First, a separate section would emphasize the social aspect of blight. Secondly, the neighborhoods which have been delineated in this study are not really large enough to justify individual social programs. Considering the size of Apex and its neighborhoods, any social programs recommended will make more sense on a town or planning area basis than on a neighborhood basis.

Unemployment or Underemployment

Many of the problems of blighted neighborhoods in Apex derive from inadequate incomes of families living in the neighborhoods. Quite simply, these people do not have the money to provide adequate homes or public facilities. They do not have the money because they cannot get, nor hold, good jobs. They have neither the training nor the education to do more than the simplest, lowest-paying tasks. Obviously both the community and the individuals would be better off if they were competent to hold more meaningful, better paying jobs.

For the adults from blighted areas who are unemployed or underemployed, job training and education are the only possibilities they have of securing better jobs. The first step in getting better jobs for these people would be to find out how many unemployed and underemployed individuals in the planning area are interested in job training or adult education courses.

A survey could be made by an Apex civic organization to determine the needs of these people. With this information available, efforts should be made to provide the needed job training courses or adult education courses in the community, preferably within blighted areas of the community, at places and times which would be convenient to those taking the courses. Where a class could not be taught locally, free transportation could be made available from the neighborhood to a class out of town. Formal classes are not the only kind of job training possible. Industries can give employees on-the-job training. A locally sponsored and staffed drive to get local employers to hire and train unemployed citizens might be successful.

Education

In the section above, the discussion centered on how to rehabilitate people who are not trained or educated to perform meaningful work in the community. One way to prevent this problem in the future is to make sure that today's students from blighted, or non-blighted, neighborhoods do not leave school without the necessary training and skills to make a decent living. Many educators are concerned that the courses offered in schools do not meet the future needs of students to make a living and provide for a family. The idea is that if more job skills and training were offered in schools, there would be fewer dropouts and all students would be better served is often expressed. In Apex, civic organizations, church groups, and other organizations might meet with school authorities to determine what assistance could be given to the schools in providing courses more relevant to the life needs of students. Perhaps persons with special skills are needed to teach courses; or, special materials are needed; or, part-time work programs with local businesses and industry may be desirable.

Problem of the Poverty Cycle

Educators, social workers and others who were consulted about blight and poverty in Apex often referred to the problem of convincing the people living in the blighted areas that life can be different and better than that which they see immediately around them. The problem is seen when dropouts explain that they quit school because their relatives and friends had dropped out before them. Their expectations are limited by what their older friends and relatives have accomplished. School subjects such as history, math, and English do not relate enough to their life in the blighted neighborhood to keep them interested in school. Once they do quit school they enter the same cycle of no training, no education, poor job, and poor environment that their relatives have been caught in. A change of school curriculum toward offering more technical training, more health information, more family planning and economics at an earlier period in school might help some of these students relate more to the life they expect to live. Consequently, they might stay in school longer, and learn more that will help them earn a living and raise a family than if they are forced into a strictly liberal arts curriculum at an early stage.

Not only does the student's view of his future capabilities become limited because of his home and neighborhood environment, but his spare time activity is shaped by what there is to do in his neighborhood. The blighted status of the neighborhood often extends into the teenagers' lives in the form of less community and family supervision and influence. This lack of community and family organization results in higher rates of crime, delinquency, early marriage and pregnancy. All of these factors reinforce, and are reinforced, by the pattern of inadequate schooling and early marriage which is already present in blighted areas.

In order to break this cycle of children following their parents in a pattern of behavior which is almost certain to doom

them to the same type of lives as their parents, it is necessary that there be examples of persons who have broken out of the blighted areas. One means of making it easier for families, particularly nonwhite families, to relocate outside the blighted areas would be to develop a new residential area outside and make lots and homes in it available to blighted area residents on a nonprofit basis. Once a reasonable number of former people from the blighted areas were living in such a desirable residential area, there would be some tangible evidence for others in blighted neighborhoods that they too could leave.

Programs are also needed to improve the social and cultural environment in the blighted neighborhoods. A community center offering recreation, arts, crafts, social activities, and a generally desirable environment should be developed in the blighted areas. In a real sense, such programs would be competing with crime, delinquency, and other anti-social activities for the spare time of many residents of the blighted neighborhood. It would also be providing these people with an awareness of an environment different from that of their home and neighborhood. At the same time programs within the neighborhood attempt to create an alternative environment, people through their civic, church, and social organizations outside the blighted neighborhoods, should attempt to involve residents from inside the blighted areas in activities in order to present a way of life different from that inside the blighted neighborhood.

Recommendations

1. Assess the job training needs of the unemployed and underemployed in the Apex area.
2. Use this information to provide convenient job training. Hold classes in blighted areas where possible.
3. Approach local industry with the need for hiring local unemployed workers and training them for more responsible jobs. Provide names and information concerning

- local unemployed workers to these potential employers.
4. Provide regular adult education courses for residents of blighted areas, preferably in neighborhood schools or community buildings convenient to the blighted neighborhoods.
 5. Encourage local civic groups to work with the schools to provide more vocational training.
 6. Offer a recreation program in blighted areas which will provide a wide range of programs designed to offer an alternative environment to that of the blighted neighborhood.
 7. Begin programs to show residents of blighted areas that they can move out and improve their homes and living conditions. Make sure desirable land or homes are available for residents who can afford better housing than is offered in the blighted neighborhoods.
 8. Encourage civic and social organizations outside the blighted areas to involve residents from the blighted areas in their activities in order to make these people more aware of the possibilities outside the neighborhood.

GOALS AND OBJECTIVES

There is no single solution to all the problems facing blighted areas in the Apex Planning Area. The same problems in similar forms face much of urban and rural North Carolina. Their solution should not be expected overnight. However, a commitment must be made to begin to solve these problems in the Apex area now. The goals and objectives set forth below indicate the direction and scope of the commitment needed.

Housing

Safe, sound, and decent housing should be available to every family in the planning area. This means home maintenance must be improved. This maintenance is the responsibility of the homeowner; however, government and civic groups can call attention to the need through promotional campaigns. Enforcement of the minimum housing code should be used where necessary.

- Dilapidated housing should be removed. Code enforcement can be effective here.
- Dilapidated nonresidential buildings should be removed.
- Citizens groups should emphasize clean-up and beautification projects to improve local housing.
- The town government should commit itself to encouraging new low cost housing and where necessary provide public housing.

Economic and Social

There should be a commitment to provide social services and employment opportunities for low income groups.

- Adult education should be made convenient and should be encouraged.
- Information about job training should be made available. Civic groups could distribute such information. Where

- possible it should be made available locally.
- Efforts should be made to attract new industry to Apex to provide new jobs. Local industry should be encouraged to hire and train underprivileged local citizens.
 - Birth control clinics and family planning classes should be held in blighted areas of Apex.
 - In general, engage representatives from blighted areas to participate in blight control planning and implementation.

Environmental

There should be a general commitment to provide adequate municipal services to all town neighborhoods.

- Enforce codes and ordinances such as the zoning ordinance, subdivision regulations, building code, and housing code.
- Landscape public areas and encourage garden clubs to landscape vacant areas where weeds and bushes are growing.
- Keep vacant lots free of trash.
- Remove all old junk cars from residential areas.
- Pave all streets within the corporate limits.
- Eliminate residential nuisances such as noise, smoke, and odor wherever such conditions influence blight.
- Provide recreation areas for all neighborhoods.
- Sidewalks should be installed where pedestrian traffic is heavy.
- Heavy traffic volumes should be diverted from residential areas.

RECOMMENDED BLIGHT CONTROL PROGRAM

After consideration of housing conditions and the other indices of blight, neighborhoods and sections of neighborhoods have been located which need various degrees of attention in order to remain or become desirable places in which to live. Three general approaches to protecting neighborhoods from blight and eliminating existing blight are outlined below. The map at the end of this section indicates those neighborhoods in Apex each of these methods is to be used.

Conservation

Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting, and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a town cannot be overstressed.

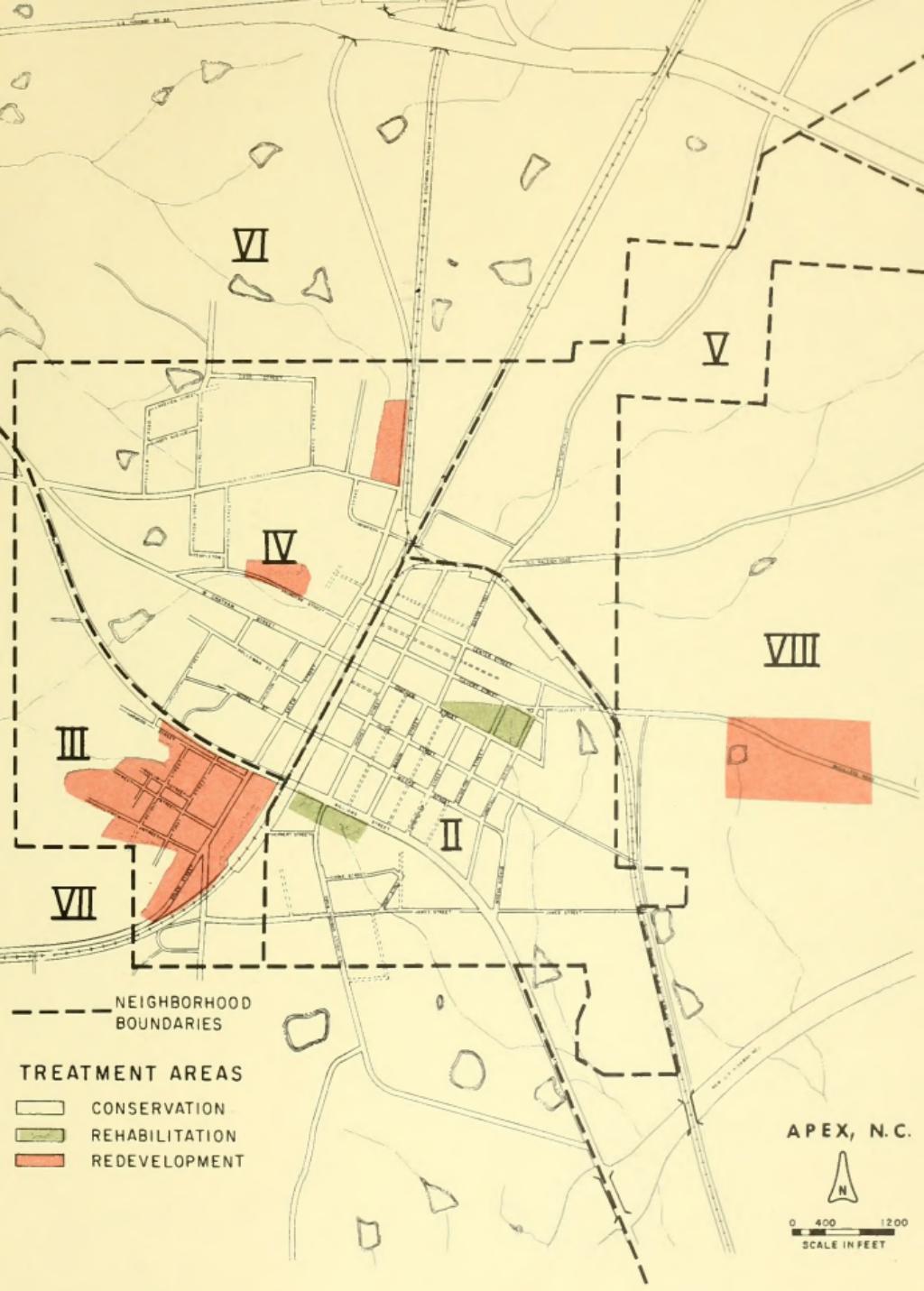
Rehabilitation

Rehabilitation action is the primary method for reviving an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant substandard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions, and park additions.

Redevelopment

Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay where it would be unrealistic to try to repair or revive them. Generally, areas selected for this treatment have mostly substandard housing, poor street design, and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replanning the area. The reuse of redevelopment areas should be for a use or combination of uses compatible with the local land development plan.

Assistance is available for redevelopment of blighted neighborhoods from the Federal government through the Urban Renewal Program. Federal assistance for urban renewal projects takes the form of grants which in the case of towns less than 50,000 population such as Apex amount to three-fourths of the net project cost. The remaining one-fourth of net project cost is assumed by the local municipality. The local government's share of the project cost may be in the form of cash, but it does not have to be. It may include noncash contributions such as: donation of lands; demolition and removal work; project improvements such as utilities, streets, or sidewalks; certain expenditures by colleges, universities, or hospitals; or public facilities.



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